From: Planning
Sent: Monday, March 21, 2022 7:22 AM
To: Jones, Steven
Subject: FW: Short Term Rental Draft Ordinance: Comments

Follow Up Flag: Follow up
Flag Status: Completed

Comments below. John was already cc'd in original.

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

---

From: Noel Ragsdale <noelrags@gmail.com>
Sent: Friday, March 18, 2022 10:26 AM
To: Planning <Planning@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: Noel Ragsdale <noelrags@gmail.com>
Subject: Short Term Rental Draft Ordinance: Comments

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.

Dear Mr. Hildebrand and members of the Planning Commission,

My name is Noel Ragsdale. I am a resident of Sky Valley and I am very heartened by many provisions of the draft that is currently being considered for amending County Ordinance 927 to regulate Short Term Rentals ("STRs"). I feel that it is very important to update the current version of this ordinance to protect our unincorporated residential communities. With all of the Coachella Valley incorporated cities adopting laws to strictly regulate and monitor STRs, I fear that the welfare of the unincorporated communities would be increasingly threatened were the proposed revisions to 927 not adopted.

Some comments about specific provisions:

(1) Section 4 Definitions:
(f) Critically important to have an authorized representative on call 24/7 to respond to complaints within 60 minutes.

(g) Noise Monitors – very important to have sound level meters at all sites because excessive noise is a major problem.

(n) STR definition:

-- very important to require that all such rentals be permanent residential units on permanent foundations and preclude STRs in camping sites, tents/yurts, recreational vehicles.

-- very important that short term rentals are NOT allowed for 1-night stays. We understand that this is designed to discourage the 1-night party house rentals – which are so very disruptive to residential communities. Not only do they tend to generate a great deal of noise, were 1-night stays allowed, there would be much more vehicular traffic to/from the location.

(2) Section 6 (c): Coordination with all Hosting Platforms (e.g., Airbnb, VRBO, etc.) is very important. Other jurisdictions have required that these platforms only allow dwellings to be listed that are properly certified by the local jurisdiction AND are offering accommodations that comply with all the local jurisdiction rules (e.g., no 1-night bookings, etc.). Ordinance 927 should make it clear all Hosting Platforms meet these requirements.

(3) Section 8:

Subsection (c) –The Temporary Event Ordinance 348 does NOT allow any COMMERCIAL events in residential zoned areas. So, it must be made VERY clear that no STRs may host a commercial temporary event!

Subsections (i) Noise Monitor, (j) compliance with Ord. 847 quiet hours, (k) compliance with the light trespass rule of Ord. 915, (l) compliance with the outdoor amplified sound limits of Ord. 847), (m) strict compliance with outdoor fire rules, (o) prohibition on using any structures that are not permanent residential units, (q) compliance with regulations for securing pets and eliminating barking. ALL OF THESE OPERATIONAL REQUIREMENTS ARE VERY VERY IMPORTANT.

(4) ENFORCEMENT

This is the most critical component of the ordinance, and does not seem to be developed in the kind of detail that will ensure our residential communities are truly protected.

SET: We have been advised that the County is going to develop a Special Enforcement Team ("SET") in the Code Enforcement department. SET is supposed to be deployed on nights and weekends and be in a position to respond "in real time" to code violation complaints. We understand that the SET will initially be headquartered in Riverside which is a 60-minute drive from the Coachella Valley. So initially, it is clear, SET will NOT provide any "real time" response protection for the unincorporated areas in the Coachella Valley. Please consider setting up a command center in the Coachella Valley at the same time as one is set up in Riverside, so that our valley communities get the same protection as those in the western part of the County.

REMEDIES: The draft says that the Responsible Operator "shall be subject to all administrative, legal and equitable remedies" for failing to respond to the complaints within 60 minutes. BUT…there is nothing to indicate what these remedies are. What is very clear from the ordinances restricting STRs that have been enacted by the Coachella Valley cities, significant financial fines MUST be imposed for violations. Otherwise, the fines function simply as a minor "cost of doing business" and do not serve a true enforcement function.

COMPLAINTS: A key element in enforcement is the complaint system. The draft ordinance provides that the Responsible Operator must respond to complaints, and correct the problems, 24/7 and within 60 minutes and must then report complaints to the Planning Department within 2 business days. Failure to meet these requirements are considered violations of the ordinance and may be a basis for revocation of the STR certificate. What is NOT CLEAR is whether complaints by residents to the Responsible Operator will be considered "complaints" triggering these requirements and be a basis for revocation. This needs to be part of the ordinance.

SUSPENSION/REVOCATION OF STR CERTIFICATE: The draft provides that the certificate "may" be suspended or revokes after a hearing which found a violation of the STR ordinance. If an administrative hearing finds 3 violations within a 12-month period, the certificate "shall" be revoked. These provisions are fine, BUT as noted above, complaints by residents to the Responsible Operator must be counted as reported violations for purposes of triggering these administrative provisions.

From: Planning
Sent: Wednesday, March 16, 2022 12:40 PM
To: Hildebrand, John; Jones, Steven
Cc: Nancy Pearlman
Subject: FW: 927.1

Follow Up Flag: Follow up
Flag Status: Completed

See 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

---

From: Nancy Pearlman <nancysuepearlman@aol.com>
Sent: Wednesday, March 16, 2022 12:39 PM
To: Planning <Planning@RIVCO.ORG>
Subject: 927.1

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.

Please submit my comments below to the Planning Commission on April 20, 2022, regarding 927.1.
thank you.
STR comments

Idyllwild needs to have better controls of STRs. They should be in commercial areas not residential areas unless they are managed better such as having owner or on-site management to control their partying and disrespect of neighbors.

We have had our mountain cabin since 1957. The peace and quiet we enjoyed is now over due to the county caring more about dollar revenue than residents' comfort. Please make necessary changes.

1. We need stronger and better enforcement of short-term-rental (str) violations. We need a local office in Idyllwild.

2. Please document violations of laws. When I have informed the Riverside County of the Airbnb near my place, they have not done anything to inform me that the owner was fined for violations.

3. There needs to be density limits. The Airbnb next to my cabin is basically an unregulated hotel party house that houses over 16 people. The renters don't care about the neighbors: they have noise until 2 AM, they have outdoor

fire pits, they steal my firewood, and they leave lights on outside on patio all night long. There is not onsite supervision.

Please inform me of your decision.
Nancy Pearlman, on Middle Ridge in Idyllwild
contact: P. O. Box 351419, Los Angeles, CA 90035
213 705-4992, nancysuepearlman@aol.com

From: Planning
Sent: Tuesday, March 15, 2022 8:53 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: amendment to Ordinance No. 927

Follow Up Flag: Follow up
Flag Status: Flagged

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
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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

---

From: Jack Podsedly <jp1gt@yahoo.com>
Sent: Tuesday, March 15, 2022 8:30 AM
To: Planning <Planning@RIVCO.ORG>
Subject: amendment to Ordinance No. 927

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.

I live in a peaceful neighborhood in thousand palms. It was until an investor bought a house on our street 9 months ago. The first party had 100 cars. We, the neighbors have been trying to deal with this but we can not get ANYONE in the county to get the situation under control. We keep turning them in to Airbnb and calling the sheriffs dept, but no action has been taken. I have done the research and found that the county ordinance for noise is 55db during the day and 45 at night. We have loud music inside and outside, and very loud talking and laughter also.
I have found that the property manager has NO house rules that are given to renters. Here is the airbnb web page. https://abnb.me/Z4hK8Gwejnb
It just screams party house!!! That was also the opinion of a complaint person at airbnb! The property manager is on the county short term rental committee. Where I come from that is called the fox in the henhouse. This house is destroying our neighborhood.
What I would recommend--
The county noise ordinance posted in the kitchen of the house.
The house rules be posted on the airbnb and any other website.
The property has a finite number of violations until the permit is pulled.

I would like to know if there is going to be internet public speaking at the hearing.
I would like to be on any committee regarding short term rentals

Jack Podsedly 916-804-5888

From: Planning
Sent: Monday, March 14, 2022 9:15 AM
To: Hildebrand, John; Jones, Steven
Cc: chateaudecondetemecula@gmail.com
Subject: FW: Short-Term Rental Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below forwarded from Supervisor Jeffries office.

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

---

From: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Sent: Monday, March 14, 2022 9:12 AM
To: Julie Conde <chateaudecondetemecula@gmail.com>
Cc: Planning <Planning@RIVCO.ORG>
Subject: RE: Short-Term Rental Ordinance 927.1.

Donald & Julie-

Thank you for your comments on the Short Term Rental Ordinance. I have forwarded your comments to the Planning Department (cc'd) as they are collecting all the comments as this item will first go to the Planning Commission before going to the Board of Supervisors.

It is anticipated that the Draft Ordinance will be considered by the Planning Commission at its meeting on April 20, 2022, prior to consideration by the Board of Supervisors at a later date. The public review and comment period is available leading up to the April 20, 2022 Planning Commission meeting.

If you want to sign up for Planning updates, receive meeting notices, or contact the planning department – please go here: https://planning.rctlma.org/.

If you would like to view the **Draft** Ordinance – here is the link: https://planning.rctlma.org/Advance-Planning/348UPD

Thank you.

Kerstin Justus
Supervisor Kevin Jeffries
Riverside County Board of Supervisors, 1st District
KJustus@RivCo.org

Riverside office
951-955-1010 (micro 51010)
4080 Lemon Street, 5th floor, Riverside
Lake Elsinore office
951-471-4500 (micro 74500)
16275 Grand Avenue, Lake Elsinore 92530
Located in Building D of the Lakeland Village Community Center

---

From: Julie Conde <chateaudecondetemecula@gmail.com>
Sent: Sunday, March 13, 2022 4:15 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Short-Term Rental Ordinance 927.1.

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.

Dear Supervisor Jeffries,

We have been residents of Temecula since 1989 and contributed to this community. We have raised our family here and sacrificed to build a beautiful home on 2.5-acres in Temecula Wine Country. We saw the vision the County had for this area and believed that investing our time and savings into our home here in Wine Country would be our support one day in retirement. As this time came in our lives, we turned our permitted guest house building into a short-term rental to supplement our income as we transitioned from full time employment. We have been doing this for 5 years.

Our property is very quiet and unique. We have established this rental with utmost respect for our neighbors and making sure that this was of no negative impact to them. We have been so successful in doing this that they do not even know we have been operating as a Short-Term Rental this past 5 years and we have never had a complaint.

As our lives have evolved with grandchildren and the need to move around more for them, we decided to turn the whole property into a Short-Term Rental when we are not there. We depend on this completely for our income. Having approved multiple units on our property has given us the opportunity to have options for rental use. We depend on the whole property being booked to provide our needed support. We have been mindful to observe County policy & common sense to occupancy limits. Our goal is to keep it so our neighbors do not even think about our home as a Short-Term Rental. We have noticed the property can be quieter with the

units booked by separate guests rather than the property as a whole. The smaller the group, the quieter and it discourages large gatherings and parties. We feel that the policy should allow for rentals that have this opportunity with multiple units.

Over the years our business has provided many jobs to our community, brought tourism to our area, and provided our family income. We do not want to advertise a sign at our gate as our area, unfortunately, has had much theft, including our property. A drug dealer known by law enforcement lives next door. We do not want to give them the opportunity to vandalize our property when no one is there or the ability to harass our guests. Putting a sign just invites trouble.

We humbly ask this council to consider those properties that are unique and recognize those that are a benefit to this community and have never had trouble. As stated before, we are completely dependent on this income. We have worked hard in our 32 years in Temecula to achieve this goal for our STR business and implore you to be mindful and discerning with the policies that you will implement. Many livelihoods will be affected. We ask that you do not disregard those who have complied with the requirements, worked hard to bring a valuable asset to the community, and have had no issues or complaints. We support VRON-RC in their positions regarding the proposed ordinance and hope that you will see the benefit as well.

Sincerely,
Donald & Julie Conde
951-275-3265

From: Planning
Sent: Monday, March 14, 2022 7:41 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short-Term Rental Ordinance - Available for public review and comment
Attachments: 2022-02-28_DRAFT_STR_Ordinance.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

---

From: Vince-Debbie Stabile <damifino-y@msn.com>
Sent: Friday, March 11, 2022 5:52 PM
To: Planning <Planning@RIVCO.ORG>; Perez, Esmeralda <ESperez@rivco.org>
Subject: Fwd: Short-Term Rental Ordinance - Available for public review and comment

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Thank you for the completion of this ordinance. It looks great! We are very happy with it. Hopefully our area here in Bermuda Dunes will revert back to a peaceful, family neighborhood.

As long as we get the support and enforcement from the county, Code Enforcement and Riv County Sheriff's, it should work!

Vince and Debbie Stabile
41305 Hopewell Avenue
Bermuda Dunes, CA. 92203

760-485-9223

From: Perez, Esmeralda <ESperez@rivco.org>
Sent: Wednesday, March 9, 2022 2:18 PM
To: Perez, Esmeralda <ESperez@rivco.org>
Subject: Short-Term Rental Ordinance - Available for public review and comment

Good afternoon community members,

Attached is the Draft Short Term Rental Ordinance. Public Comment will be accepted until April 20th.

For reference, the draft Ordinance is attached to this email and it can also be found online at the Planning Department website here: https://planning.rctlma.org/Advance-Planning/348UPD

Feedback can be provided to: Planning@RivCo.org

Esmeralda Perez
Board Assistant
Supervisor V. Manuel Pérez
Fourth District, Riverside County
73710 Fred Waring Drive, Ste. 222
Palm Desert, CA 92260
T: (760) 863-8211 | (760)863-8075 | C: (760) 987-2268
E: ESperez@rivco.org | www.Rivco4.org

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County of Riverside California

From: Joseph Messin <messin1503@gmail.com>
Sent: Friday, March 11, 2022 1:33 PM
To: Hildebrand, John
Cc: Jones, Steven
Subject: Re: Revised Riverside County Ordinance 927 Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Hildebrand,

Appreciate the clarification of the occupancy limits of the draft Ordinance 927.1. I think there is a bit of a misunderstanding in what I was asking about the sign placement. What happens if a short-term rental property is unable to display this sign to the public? Let's say there is a rental property that is accessed via an easement through a property not associated with the rental in any way. The accessed property owner would have to allow the sign to be posted at the public road on behalf of the short-term rental property. With all the problems associated with STRs there is a good chance that the accessed property will not allow this sign on their land nor would they be obligated to do so. Would the County still allow the short-term rental property to be registered in the program if it cannot meet this requirement?

This seems like an excellent way to limit short-term rentals that create hardships in these situations. On the other hand, the two properties could come to some sort of agreement to allow the sign to be posted to the public. Either way it gives the dominant easement holder some say in whether or not they want strangers coming and going on their land. Many easements have limits on their use but most were written so long ago that they could not foresee anything like unsupervised hotels, ie short-term rentals.

Hope that makes sense. Thank you for your time.
Joseph

On Thu, Mar 10, 2022, 4:56 PM Hildebrand, John <JHildebr@rivco.org> wrote:

> Joseph – The onsite signage can be placed anywhere that's generally readily visible. It's intended to convey specific details related to who to call in case there is an issue – property owner and Code Enforcement. The sign shouldn't be intrusive, but needs to be sufficiently visible.
>
> For occupancy, it's limited to 2 per bedroom and 1 additional person per structure. Total rooms combined from all structures will determine how many occupants. During the time of inspection and before certification, a determination between the County and property owner will need to be made as to how many rooms there are. We look to the State Uniform Housing Code as the source of authority about what is a room, which includes some specific measurements.

Thank you for your comments and feedback.

John Hildebrand

From: J M <messin1503@gmail.com>
Sent: Thursday, March 10, 2022 7:06 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Revised Riverside County Ordinance 927 Questions

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.

Hello,

I'm hoping you can answer a couple of questions regarding the revised Short-term rental Ordinance 927.1.

I see that the revised ordinance requires rental properties post an identification sign visible from the street, "The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible from the street, and shall clearly state the following information in lettering of sufficient size to be easily read". How would this work for a rental that does not have street frontage? Like a property accessed via an easement through another property. Would the rental property need permission from the property they cross to post this sign at the street in order to operate? Otherwise how could neighboring properties know who to contact if the renters are causing trouble such as dumping trash or parking where they shouldn't.

My second question is about occupancy limits. The ordinance states "The maximum occupancy of a Short Term Rental shall be whichever is least: two (2) persons per every one (1) off-street parking space provided onsite; or two (2) persons per bedroom, plus one additional person per unit". Does "unit" refer to the entire house or each room? For instance, does this mean a four bedroom house would allow a total of 9 people (four rooms of 2 plus one extra)? To go along with this is will the inspectors decide what constitutes a room? There are a number of short term rentals with what are essentially walk-in closets with bunk beds listed as rooms. Will this type of "room" be allowed?

I appreciate the County attempting to update the short-term rental regulations. While I personally would like to see a limit on the number of days an entire house can be rented as well as a requirement of on-site management like any other hotel, the County is at least trying to keep up with the issues.

Thank you,

Joseph Messin

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County of Riverside California

From: Jon Brown <jbrown510@gmail.com>
Sent: Thursday, March 10, 2022 5:46 PM
To: Jones, Steven
Subject: 927.1 Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Who has spoken with you all representing short term rental owners concerns about 927 proposed revisions from Idyllwild?

I've heard VRON-RC has spoken with the county directly, and while that's probably useful, they largely represent Temecula Wine Country and have very different concerns than our mountain community does. Our properties are smaller and far more often used part time by owners, not just used full time as STRs. I'd really like to know you've at least listen to the issues unique to this area.

Kind Regards,
Jon

From: Planning
Sent: Wednesday, March 9, 2022 3:04 PM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short-Term Rental Ordinance - Available for public review and comment
Attachments: 2022-02-28_DRAFT_STR_Ordinance.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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
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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

---

From: Leslie Locken <leslielocken@gmail.com>
Sent: Wednesday, March 9, 2022 3:01 PM
To: Planning <Planning@RIVCO.ORG>
Cc: Perez, Esmeralda <ESperez@rivco.org>
Subject: Fwd: Short-Term Rental Ordinance - Available for public review and comment

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.

Good Afternoon,
I am the Chairperson for the Bermuda Dunes Community Council. I have briefly read the proposed STR Ordinance (I will print out and read more thoroughly). However, one item I was particularly looking for was a mention that if you reside in an HOA that prohibits STR (rentals less than 30 days), then you are also prohibited by the County in operating a STR. I would suggest the Application for Certificate requires the HOA to sign off and or provide a letter from the HOA on HOA Letterhead (perhaps even notarized) confirming that the HOA does allow for STR. This way the HOA also is aware of which homes are providing STR, and can also monitor any violations of the Ordinance. If I have any other comments or concerns, I will be sure to share them.
Thank you for the opportunity to review the draft Ordinance.
Leslie Locken
(760) 275-8238

---------- Forwarded message ---------
From: **Perez, Esmeralda** <ESperez@rivco.org>
Date: Wed, Mar 9, 2022 at 2:18 PM
Subject: Short-Term Rental Ordinance - Available for public review and comment
To: Perez, Esmeralda <ESperez@rivco.org>

Good afternoon community members,

Attached is the Draft Short Term Rental Ordinance. Public Comment will be accepted until April 20th.

For reference, the draft Ordinance is attached to this email and it can also be found online at the Planning Department website here: https://planning.rctlma.org/Advance-Planning/348UPD

Feedback can be provided to: Planning@RivCo.org

Esmeralda Perez

Board Assistant

Supervisor V. Manuel Pérez

Fourth District, Riverside County

73710 Fred Waring Drive, Ste. 222

Palm Desert, CA 92260

T: (760) 863-8211 | (760)863-8075 | C: (760) 987-2268

E: ESperez@rivco.org | www.Rivco4.org

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County of Riverside California

From: Planning
Sent: Wednesday, March 9, 2022 7:41 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Are Short Term rentals allowed in Palm Desert

Follow Up Flag: Follow up
Flag Status: Flagged

Question/comment 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: Gina Miller <gina.m.miller11@gmail.com>
Sent: Tuesday, March 8, 2022 5:47 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Are Short Term rentals allowed in Palm Desert

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.

Good evening, I received your email regarding the new ordinances for STR's in Riverside County.
Starting in January 2022 the city of Palm Desert said they are banning STR's. Does this mean I'm allowed to do STR's by following these new ordinances? Are we no longer banned? Will they give us STR permits now?
Please let me know.
Thanks so much

Gina Miller
Broker-Associate
DRE#01957586
King Realty Group

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Wednesday, March 9, 2022 5:36 AM
To: Cooper, Patricia
Cc: Rodriguez, Sarah; Justus, Kerstin; Jones, Steven; Hildebrand, John; Weiser, Bill; Frater, James; marklamont@idyllwildfire.com; Jim LaMont
Subject: Regarding Ordinance 927.1
Attachments: Pen's Letter to Washington.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Supervisor Perez (.....and cc'ing Supervisors Washington and Jeffries, Chief Planner Jones, Planning Director Hildebrand, County Fire Chief Weiser, County Fire Marshal Frater, Idyllwild Fire Chief LaMont, and Idyllwild Fire Marshal LaMont),

Now that you are our Supervisor, ie. for Idyllwild-Pine Cove-Mountain Center, it primarily should have been to you that our local Appraiser (of many decades) sent her letter (please see the attachment below). I too am more than unsettled that the Board in January of 2016 tossed out 75 years of zoning laws so that, on the one hand, the many hundreds of short term rentals already up here could now become legal (since likely 95% of them are in the R1-A zone) and so, on the other hand, the County could then levy and garner the bed tax, once every house and cabin on this mountain became a potential "hotel" (the Board's term).

The demands on his time are quite something now, but I was finally able to have a good talk with Jim LaMont, our local Fire Marshal, someone I have known, worked with, and respected for years. He told me that no one from County Planning has been in touch with him about the short term rental issue and he believes that he would have heard if our Fire Chief Mark LaMont (Jim's brother) had been contacted. So, I'd recommend that you reach out to one or both LaMonts and ask them where they think these Short Term Rentals should be allowed on this mountain? I expect that you will find that they agree with me that STRs should only be allowed on streets that meet County standards, that are County maintained, that a regular fire truck can go up or down (and turn around in a properly sized cul de sac, if it's a dead end--and there are lots of dead end streets and narrow roads up here). And if I haven't mentioned it to you before, there is a website you should look at: "Wildfire risks: look up every Western community--AZCentral"*. You'll see Idyllwild right there with a Wildfire Hazard Potential rating of 4.81 (5 signifying the worst possible rating!). And if you type "Paradise, California" into "search", you will see that that town, the one that burned down a few years ago, had a better WHP rating than Idyllwild, 3.81. We are not surrounded by a forest up here, we are in(!) the forest, and they are called "forest fires" because that's where they happen! Add to that the continuing drought and one doesn't have to be a genius to conclude that the last thing we should be doing in forested mountain communities is finding ways to intensify their use. And yet, that is what is happening here now.

Friends have sent me articles telling me that you have already "signed off on a $346,240 contract with a real estate data processing firm to monitor and manage the registration of short-term rental providers throughout unincorporated areas of Riverside County", meaning Pine Cove-Idyllwild-Mountain Center-Garner Valley and the wine country near Temecula (I bet that would cover 95% of them). But if you treat this STR issue primarily as a management issue, with only some on-site parking and occupancy requirements thrown in, you will not only be putting the mountain and those of us who live here at risk, you'll be putting our thousands of visitors at risk too! If I had my way, I would see all the STRs allowed only where "your" zoning laws would allow them to be: in the R3-A band of residences that surround

the center of Idyllwild. I know that that's not going to happen. But you can and must limit where they are to be allowed. And if you, or anyone on your staff, would like a quick tour of the Idyllwild-Pine Cove area, so you can see what a firetruck-friendly street and a firetruck-unfriendly road looks like up here, I'll happily give you the tour. And I bet that I can get our local Fire Marshal or, given how busy he is every day, one of his firemen to join us. I think that you would be astonished at how it would focus your attention on the issue I'm raising.

And why do I keep adding to the list of those of you that I contact about this? Because there have to be some of you who have been up this mountain, have spent time not just in the town of Idyllwild and maybe have hiked one of our many trails and maybe stopped by the Nature Center, but have driven around, maybe even on some of the roads I've described, roads where you may have wondered if there was going to be a place to turn your car around, or wondered if you car was going to be O.K. now that the pavement has disappeared? Please understand, if you treat these communities up here and the mountain as primarily exploitable resources, then you are guaranteeing that problems will show up much worse than noise at 2 AM and cars blocking the driveways of people who live here. You hold the power, but also bear the responsibility. The health, safety, and welfare of these communities, of the people who live here, of the tens of thousands who visit here every year, and of the mountain itself, has to be your chief focus. The bed tax has to be a secondary focus!

Thank you for your time and consideration,
Dennis McGuire, architect, 48 year resident of Idyllwild
(951 659 3177)

*Put together some years ago by The Arizona Republic and USA Today

Date: Mon, Feb 21, 2022 at 10:51 PM
Subject: Those STRs
To: Jim LaMont <jimlamont@idyllwildfire.com>
Cc: <marklamont@idyllwildfire.com>, <bill.weiser@fire.ca.gov>, <james.frater@fire.ca.gov>

.....Jim,

We've been playing phone tag. The crucial thing I want to know is that Steve Jones, or someone else in the County Planning Department, has been in touch with you and/or Mark for your input about this short term rental Virus that has taken over the mountain. What I have been pressing the Planning Department and the Board of Supervisors for (and for many months!) is simple: short term rentals should not be allowed on any street up here that is not County maintained, meaning a street that a fire truck can go up or down (that has a way in and out, and if it's a dead end it has a turnaround that a fire truck can manage easily). And STR's shouldn't be allowed if they are off of a County maintained road, but farther than the 150' you are willing to drive up or down in a fire truck (assuming the driveway is not too steep) and then a 100' to the house (per the 1/20 County Fire Marshal's rule). Because I truly believe that anything less than this will be dangerously irresponsible.

Virus-free. www.avg.com

From: Planning
Sent: Tuesday, March 8, 2022 10:15 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Draft Short Term Rental Ordinance
Attachments: airbnb garbage bin.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

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

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From: DIANE COLE <dianeinsummit@msn.com>
Sent: Sunday, March 6, 2022 3:22 PM
To: Planning <Planning@RIVCO.ORG>
Cc: Fussel, Damian <DFussel@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Draft Short Term Rental Ordinance

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March 6, 2022

Riverside County Planning Department
planning@rivco.org
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Attn: Short-Term Rentals Draft Ordinance

We thank you for inviting our comments on the revised draft of the Short Term Rental Ordinance (STR) for unincorporated Riverside County.

We live next to an AirBnB which books up to **16 guests, not counting infants and pets, in six bedrooms** (Whispering Creek at 42505 S. El Calamar Rd., DeLuz). Within earshot of us is a full-time event venue with a continually **barking dog** and amplified music (Enchanted Creek Ranch at 21500 Carancho Road).

By their nature, such short-term rentals (party houses akin to unregulated hotels) pose a threat to residential serenity, safety and property values (public welfare). If we **must** endure them in DeLuz, however, we support strict regulation to reduce their negative impact. On that note, we generally favor the proposed ordinance. We particularly appreciate limits on the number of overnight guests and vehicles, amplified noise, trash and fire hazards. We strongly believe certified operators should make themselves known and readily respond to complaints. We are pleased with the required "quiet hours" and stated penalties for non-compliance.

Still, there is more room for improvement. Consider:

1. Definition of short-term rental (Section 4n, p. 4)

The period "less than 30 consecutive calendar days but not less than 3 consecutive days and 2 nights" indicates that a two-day, one-night rental is not covered by the ordinance. A wedding can be held in one night. An AirBnB often rents for one night only. Just as much noise, traffic and garbage can be produced in one night as two, depending on the number of guests. We ask that there be no one-night exception.

2. Trash receptacles: The ordinance would allow storage of trash within public view in "containers for collection by the County's authorized waste hauler." (Section 8x, p. 12)

In the case of Whispering Creek, the same blue metal container sits outside the gate 24-7, two or three inches from a curving roadway (see attachment). Not only is the container unsightly when overflowing and otherwise, it is hazardous. A passing vehicle could easily clip the corner of the container or hit it head-on, causing damage and injury, especially in the dark.

3. Notification of all property owners within 300 feet of property line (Section 10a, p. 13).

Properties in our sparsely developed canyon are five acres or more, and noise carries much further than 300 feet. It often sounds like barking dogs, amplified music and loud voices are right outside our windows. Perhaps there is a more realistic, effective way to limit noise in areas like ours.

4. Initial complaints (Section 10b, p. 13).

We foresee problems if complaints must be directed to the rental operator BEFORE they can be made to code enforcement or police. Without the option of anonymous complaints, many residents will be reluctant to report abuse. Complaints cause friction. Having to deal directly with unresponsive or hostile operators, a law-enforcement responsibility, is one more burden neighbors should not have to bear.

We don't want short-term rentals in our area at all. However, if we must tolerate them, we would appreciate strong enforcement of the proposed regulations, with minor changes as suggested.

1.
2. Thank you,
3. Diane Cole and Dennis Green
   42543 El Calamar Rd
4. Temecula, CA 92590

From: Planning
Sent: Tuesday, March 8, 2022 10:14 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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: Heidi Hartfield <heidihartfield@gmail.com>
Sent: Saturday, March 5, 2022 1:34 PM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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.

Hello,

Thank you for taking the time to read this email.

We are new Investors in the area who recently spent $1.4 million on Airbnb. We also are building our own home in wine country and have over $2 million invested into that home. As both residents of wine country and investors we believe like anything there should be some regulation on airbnbs/short term rentals but we strongly believe overegulation won't change the outcome of the guest intentions.

Wine country has become a destination and with that comes tourist and lots of income for the area. We simply can't have it both ways- a quite neighborhood with no noise and a thriving new economy.

I think like anything, should someone renting a property- break the law by being too loud or parking illegally, they will likely have police contact. This shouldn't be looked at any differently than a hotel stay. If you throw an out of control party inside a hotel the police will be called and they will handle the issue

legally. Having owner/operators be overally regulated with forms won't keep the few renters who are loud or disruptive be any quieter or park in a legal area versus not.

Please consider dealing with the issues as they are a problem instead of creating more rules and laws that don't go to the root of the problem. Those investors who care about their property and the community will effectively communicate with guests on expectations.

Sincerely,
Heidi Hartfield

From: Planning
Sent: Tuesday, March 8, 2022 10:12 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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
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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: antony chandler <achandler787@gmail.com>
Sent: Saturday, March 5, 2022 6:15 AM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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This is extremely important regulation and is common sense given the problems we have experienced in Temecula wine country: all of the issues described!

On one occasion the police were asking neighbors for intel on the Crips party at a neighbors rental: but too wary to check themselves!

This is what it attracts.

Please Please make this ordinance happen.

Thank you
Antony Chandler and Family.

Sent from my iPhone

From: Planning
Sent: Tuesday, March 8, 2022 8:17 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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

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From: Joan Becktel <jbnshane@cox.net>
Sent: Friday, March 4, 2022 9:40 AM
To: Planning <Planning@RIVCO.ORG>
Subject: short term rentals

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I have a home in La Cresta and there is a wedding venue below me and another short term rental close by as well. I know that folks purchased homes up there just for that reason. I think it stinks and is not fair to the homes that surround these STR. I know that some of these party houses and wedding venues have been horrible with

the amount of party guests, ,shooting, cars music and whatever goes along with these types of venues. Often wondered how their septic system handled all those flushes. Owning property up there for almost 45 years , I know La Cresta very well. Thank all of you for trying to do something about what's going on up on the hill. Being in the county

verses a city may prove to be more difficult.

Sincerely,

JOAN BECKTEL
jbnshane@cox.net

From: Planning
Sent: Tuesday, March 8, 2022 8:00 AM
To: Jones, Steven; Hildebrand, John
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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
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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: THOMAS OTTMAN <tlhgbo24@msn.com>
Sent: Friday, March 4, 2022 8:40 AM
To: Planning <Planning@RIVCO.ORG>; THOMAS OTTMAN <tlhgbo24@msn.com>
Subject: draft short term rental ordinance

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.

Planning Commission. Thank you for tackling this difficult and sensitive issue. I live in La Cresta and had an Airbnb next door to me. It was a nightmare. The parking, trash, noise and general disregard for neighbors, created an intolerable living situation for me and my family. I especially like the ordinance will require these properties to have noise monitors. Previously, that onus was placed upon the neighbors, who were then challenged in court on the testing and reliability of their monitoring device. The homes in La Cresta are not only being used for large rave style parties but also for groups of people (15-30) who want to drink, socialize and have fun for two to three days. Many of these short term rentals have nice outdoor facilities and that is where the people tend to socialize. Instead of having a neighbor who will use his property to its full potential several times a month, you end up having the property being used to it's full potential up to 15-20 times a month, if not more. The Airbnb located next to me was owned by a foreign investor and any contact was extremely difficult and trying to get help from Airbnb was next to impossible. Again, I want to thank you for putting together a well thought out proposal to address short term rentals in the unincorporated areas of the County. One thing I would like to add is to define parking for the short term rentals. Does that mean the short term rental property must be able to accommodate the parking or can people park on the street? Parking on many streets in

La Cresta is not allowed but partygoers will park wherever they want, which includes private property, such as vacant lots. Again, thank you for your efforts.

Sincerely

Tom Ottman
21350 Pequeno Circle
Murrieta, CA 92562
213-361-0370

Sent from my iPhone

From: Planning
Sent: Tuesday, March 8, 2022 7:58 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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
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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

---

From: Adam Bundy <abundy7@outlook.com>
Sent: Friday, March 4, 2022 7:28 AM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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Complete garbage and a complete overreach by the government get over yourself. There is no need for signage the certificates should be good for a year stop with nonsense inspections. Again over reach because of a few out of control parties. Don't ruin this for everyone else because of a small percentage have issues but this is typical California

Sent from Mail for Windows

From: Planning
Sent: Tuesday, March 8, 2022 7:57 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Comment 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
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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

---

From: Liz Kanter <liz.kanter@gmail.com>
Sent: Friday, March 4, 2022 7:17 AM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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.

As a full time year round Coachella Valley resident, I dread the season for the loud parties.
I think more restrictions are needed.
I support the proposals & more!
Sincerely,
Liz Kanter
45381 Rancho Palmeras Dr.
Indian Wells 92210

From: Erica Mahorney <ekmahorney@gmail.com>
Sent: Thursday, March 3, 2022 8:49 AM
To: Jones, Steven
Cc: District3 Information; District5; Supervisor Jeffries - 1st District; District 4 Supervisor V. Manuel Perez; Office of 2nd District Supervisor
Subject: Re: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

I'm a Riverside County homeowner in Idyllwild who makes my property part-time available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failure to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few

weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine-tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,
Erica

From: Planning
Sent: Wednesday, March 2, 2022 2:52 PM
To: Hildebrand, John; Jones, Steven
Cc: Roy Holeyfield
Subject: FW: 927.1 Occupancy Limits
Attachments: STR Occupancy Limits Letter .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

comments

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

---

From: Roy Holeyfield <yosemite95321@gmail.com>
Sent: Wednesday, March 2, 2022 2:37 PM
To: Planning <Planning@RIVCO.ORG>
Subject: 927.1 Occupancy Limits

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.

Please read attached letter and actual typical bookings that will be affected with Ordinance 927.1. The occupancy limit will severely cripple the tourism business in Wine Country and Riverside County. Thank you.

Roy Holeyfield Jr., MD

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Roy Holeyfield Jr
Century 21 Wright
DRE# 02133887

From: Darrell <darrellb@gmail.com>
Sent: Monday, May 24, 2021 8:26 AM
To: Jones, Steven
Subject: “ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Jones

My wife and I got some of the paper work but nothing in there to vote and my wife and I want to vote with a BIG "NO". The real big people are the cars hitting 60-70MPH on Lestonnac and racing off the line at the intersection Butterfield Sage and Lestonnac. When the sheriff puts a deputy on the corner they do not last more than five minutes before they pull someone over for running that stop sign and then they are gone for another 3-4 months. If they camped out there I would bring them lunch and thank them every day for their service. (I actually strongly support the Blue) I work from home and have cameras out in front of my house so I know when they are there and how long they stay. Also since there are so many people that think that Lestonnac is a speedway it is not even safe for our kids to ride their bikes on Lestonnac since they drive so fast and reckless. I live right on the corner and I can hear these vehicles spinning their tires and revving up their engines to speed down Lestonnac or off of the Stop sign line. The stop sign was a huge improvement but there are still accidents there all the time. MY other complaint is that the westside of Butterfield stage is maintained by the City of Temecula and gets street sweepers and I see city workers picking up the trash on that side. On the East side which is Riverside county no Street sweepers and nobody to pick up the trash but me. I have been doing it for the last 4 years and now I have been having the ganeres do it but I would ast least like to see the eastside of Butterfield Sage and Lestonnac get some street sweeping once a month.

Again please don't change the zoning laws. Every neighbor except for Dr. Manfredi has told me they voted NO “ORDINANCE NO. 927".

Thank you
Darrell & Jasmine Bobczynski
8586639483
32575 Avenida Lestonnac, Temecula, CA 92592

Date: 03/02/2022

Attn: Board Of Supervisors

Topic: Occupancy Limits for Short Term Rentals

From: Roy W. Holeyfield Jr. MD

Hello Board of Supervisors and thank you for reading this letter regarding the proposed occupancy limits for Short Term Rentals in Riverside County, Ordinance 927.1. I was born in Riverside County at March Air Force Base and deeply care about my community and wish to see it thrive in a way that is beneficial for the community as whole. There are issues with Short Term Rentals that need correcting (Eg. identifying illegal rental and repetitive offenders), however, Short Term Rentals are tremendously supportive and complimentary to our community and limiting occupancy to 2 bedrooms + 1, as an example, will severely hurt the ability of families to visit Wine Country and any other area of Riverside County. The best way to explain is to give examples and I think it will be clear how this does not make any viable sense to our community.

Example 1: **Family of 4**

Hotel Room - Permitted

One Bedroom Short Term Rental: 2 + 1 = 3 Occupancy Limit **-NOT PERMITTED**

Example 2: **Family of 6**

Hotel Room - Permitted.
It is not unusual for two rollaways to be brought into a hotel room in a space of less than **300 sf**.

Two Bedroom 1200 SF HOME Short Term Rental: 2 + 1 = 5 Occupancy Limit **NOT PERMITTED**

Example 3: **Two Families (Eg. 4 adults and 8 kids total people)coming together after years of Pandemic separation.** This is an extremely common situation and makes up the majority of stays at many Short Term Rentals.

Hotel Room x 2 Rooms - Permitted

4000 SF 4 Bedroom Home: 2 + 1 = 9 Occupancy Limit - **NOT PERMITTED**

I can only speak for myself and other known Short Term Rental Operators who share similar experiences when I say that if we impose this Occupancy Restriction we will severely impair the tourism business in Riverside County. Families are literally dying to get together to

share a large space and have been waiting over 2 years to feel comfortable enough to do so. **Families coming together and friends wishing to visit Wine Country make up the overwhelming majority of our stays.** Imposing this Occupancy Restriction will not only cripple the Tourism Business in Riverside County but is unfair to all the families who love and have been visiting Riverside County for years. **With the current demand the chances of two families (12 people) finding a 6 bedroom home will be nearly impossible.** I urge you to please rethink this proposal and come up with something that will NOT cripple the tourism industry and will accommodate most families and combined families that wish to visit Riverside County. There is no one size fits all.

I suggest the following assuming adequate parking:

- 2 + 2 as a baseline for all Short Term Rentals up to 3000 Sf.

- 3 + 1 for properties greater than 3000 Sf.

- 3 + 2 (Max of 17) for properties greater than 3000 Sf and at least 2 acres.

- >17 occupants permitted on a case by case basis. Eg. 4 acre parcel with 7 bedrooms. Eg. 10 acre parcel with 2 separate homes and 6 bedrooms.

Thank you for your time and please seriously consider the above recommendations so that our great County, and my birthplace, can continue to thrive and accommodate the greatest number of people who would love to visit Riverside County. The current occupancy proposal essentially eliminates the short term rental business and may possibly destroy the tourism business in Wine Country Temecula and all of Riverside County. Presently we already turn down at least 70% or requests due to occupancy limits or other restrictions. Changing to this model will almost eliminate all the rest. **Please see attached examples of real life requests that we would have to decline under the new ordinance.**

Best Regards,

Roy Holeyfield Jr., M.D.

From: Planning
Sent: Wednesday, March 2, 2022 1:36 PM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

comments

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

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From: Jessica Young <jessicayoung3317@gmail.com>
Sent: Wednesday, March 2, 2022 10:32 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Short Term Rentals

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.

Good Day! We received your email and would like to make suggestions to help with your draft ordinance.
We want to firmly state that we are very much in support of Short Term Rentals in the Coachella Valley and especially
within the unincorporated areas of Bermuda Dunes. This was one of the major factors why we purchased our primary residence
here, so we could someday have the option to rent the home out as a short term rental if we pleased. Our profession is property
management and we manage several vacation homes around the Valley over the last 17 years. Here are our suggestions for your meeting.

1. It's important to have a professional property management company or a hands-on Home Owner who
manages the property and is available for emergency situations., and implementing expectations.

2. If complaints ever become an issue, emergency response times to attend to situations should be within 45 minutes. We don't believe this should be necessary if the amount of complaints are currently low. There is also a much lower rate of rentals within the areas of Bermuda Dunes, hard to compare to other neighboring cities that are just bombarded with them.

3. Trash cans should be managed and insured; they are taken out to the street on trash day, and brought back inside the evening of. Burrtec Waste
Offers behind the gate services for an extra charge.

4. Homeowners can use Noise Monitoring devices to keep track of music decimals, and be alerted when the music is too loud.

5. Proper rental contracts should be in place for each responsible party renting the homes, they should be informed properly of
every rule the county has in place, expectations should be presented to the guests once they book the reservation, review and signed contracts
should be received back, We have found making a phone call to your guests a few days prior to their arrival really helps set the tone for their stay.
They know there is a person behind the home, someone they have connected with and are set up to make a call to the property manager with any questions
they may have during their stay.

6. We do not support the notion of meeting guests upon arrival at the property, there is too much room for error in this idea.
Guests are sometimes flying in from out of state and get delayed, you can't reach them while they are traveling, sometimes they need to stop and eat
on the way in, grab groceries, etc. So it's impossible to have this set up and be successful at it. We have tried it in the past, and you can waste hours out of your afternoon
waiting for guests to arrive, it's a horrible idea.

In conclusion, we love the light heartedness of living and renting within Bermuda Dunes, we really hope it stays low key, and continues to be welcoming to STVR, and the home owners behind them.
Thank you! SIncerely Jessica Young
760-333-1219

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Thursday, February 24, 2022 11:20 AM
To: Perez, Alexis; CARLOYN HUTH; Majestic Framing; Jones, Steven; Engelking, Travis
Subject: Two Part E-mail Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Alexis,

If I am correct, Stephanie Vigen, said you are our point of contact with any concerns we have regarding STR issues and disruptive (Large Events in a Residential Neighborhood)

Below is an e-mail thread I received regarding the continued and thank goodness "handled by CC" issues with all kinds of STR abuse.

I am reaching out to you, to beg all of you not to take all the rejected STR's from other cities and now allow them to set their sights on unincorporated areas like Thousand Palms, Cahuilla Hills, and Bermuda Dunes.

If they cannot work in all the other cities, shows that they cannot work anywhere, and it is time to stop looking at just the financial gain behind them.
They have flat out destroyed a way of living and the quality of life.

Also, with Coachella Fest and Stagecoach coming up in April, will there be an afterhours LIVE call line when things get out of hand. NOT if but WHEN.

In 2019 the house at 28200 Via Las Palmas rented to one of the musicians and we had to suffer with hundreds of cars, noise, pollution, trespassing and threats from that musician's security team. It was a very frightening weekend for all of us on Via Las Palmas.

Please be sure to include us on any upcoming meetings Zoom or live that affects Thousand Palms, Ca.
Thank you
Janis Charnay
760-272-4330

This is the e-mail thread regarding Cathedral City and STRs (the most recent issue)

No New STVR Permits Will Be Issued in R-1 and R-2 Zoned Neighborhoods
Post Date:02/10/2022 12:10 PM

The City Council passed an urgency ordinance Wednesday night immediately halting the issuance of any new Short-Term Vacation Rental (STVR) permits in R-1 and R-2 residential neighborhoods. This would include homes located in Community Interest Developments (a.k.a. Homeowners Associations – HOAs). Currently, there are no existing permitted STVRs in a common interest development in the R-1 or R-2 zoned neighborhoods.

STVRs permits will continue to be issued in Resort Residential zoned neighborhoods where the HOA has provided written permission that allows STVRs.

On January 1, 2023, all existing STVRs not located in a common interest development and not in a Resort Residential neighborhood will be subject to the phase out measure provide in Chapter 5.96 or the Municipal Code.

From: Kia Khoda <kiakhoda@gmail.com>
Sent: Monday, February 21, 2022 10:38 AM
To: Washington, Carolyn; Jones, Steven
Subject: STR's in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am writing to express concern about the rising amount of Short Term Rental properties in our neighborhood. A petition of over 1,000 signatures has already been provided to increase the enforcement and regulation of STR's in our community.

Please advise as to what you are doing to address our concerns about the unchecked, unregulated growth of STR's in neighborhoods.

Penelope A. Smrz, MAI

SMRZ APPRAISALS
Real Estate Appraisals & Market Studies • Commercial & Residential
PO Box 1141, Idyllwild, California 92549-1141 ***britfoot@aol.com***



February 19th, 2022

To Supervisor Washington,

I would like to send you this protest on your current policy with STRs (Short Term Rentals).

The original ordinance regulating STRs was "introduced" 11/17/2015, then passed, with changes, *and without another reading*, in January 2016, by the Board while you were there. The revisions which were not read allowed street parking and waiving of occupancy limits, giving free rein to large groups using these homes! The ordinance was signed first by you, our own Supervisor Washington.

I find the justification offered by you and your fellow Supervisors 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,"**

and notes that the tax will go to the General Fund, and:

> "cannot be earmarked and dedicated to enforcing the proposed ordinance".

So, you at the County saw this as an opportunity to justify an illegal activity so that you could collect tax revenue for your own discretionary use. Sadly, you could instead have tried to rein in that illegal activity. You did not because you saw you could profit from it.

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 you leading our County, once concerned about R3-A mixed use "disturbing" the residential neighborhoods, now freely admits it is permissible to do so, by admitting in your 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", you 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. That is called external obsolescence, a decline in value caused by an outside influence over which one has no control.

Your recent hiring of a real estate data firm indicates that you have recognized there are many unregistered STR's in our community as well as other areas of unincorporated Riverside County. However, it appears that this firm's primary mission is simply to identify unregistered STR's and get them to register. In other words, to increase transient occupancy tax (TOT) revenue to the County, with no suggestion that any of the funds would go specifically to solve any of our problems.

If all 600 STRs in Idyllwild are registered and all pay their TOT, you at the County will gather at least $1,600,000 per year, while we peaceful, quiet, citizens of Idyllwild are harassed by crowds, noise, trash, surplus parking, to pay for it!

I find it totally callous that you proceed to try and register more STRs, for the County’s own benefit, when the consensus in Idyllwild is for them to be banned, or at least for a moratorium to be put in effect, while a community-inspired discussion occurs to decide what is best to do. We had a Town Hall meeting about this and you refused to attend. Recently I signed, as did

about 1,050 other local residents, a petition asking for help from you with this. The Petitioners report not ONE response from you. I understand someone managed to speak with you and you told that person that the Petition was “meaningless”.

I recommend rescission of the Ordinance and ask you at the County to 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, Palm Desert and Temecula. In Idyllwild, we have about 600 STRs, which represents 1 out of every 6 homes in our community or 16.7%. To put this in perspective, this amount of STR "saturation" is TWICE what the other resort cities were experiencing before they set up strict STR regulations, or banned them altogether.

I ask you to exert your responsibility as our elected County Supervisor and consider the well-being of the citizens of Idyllwild…..and listen to our voices (and not the money surging into the County coffers). Over a thousand of us have asked you for a moratorium on new STRs, and for the opportunity to be part of the problem-solving mechanisms for maintaining the peace and quiet that we came here for. It’s time for you to look our way.



Penelope Smrz, MAI

P O Box 1141

Idyllwild

951-659-5343

Cc Steven Jones

From: Larry Markham <lrm@markhamds.com>
Sent: Tuesday, February 15, 2022 4:27 PM
To: Jones, Steven
Subject: SHORT TERM RENTAL ORD AMENDMENT

Follow Up Flag: Follow up
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STEVE, WHAT IS STATUS ?

Larry R Markham
Markham Development Strategies, LLC
41635 Enterprise Circle North, Suite B Temecula, CA 92590
909-322-8482

From: Cathy Foster <cfoster916@gmail.com>
Sent: Tuesday, February 15, 2022 9:53 AM
To: Washington, Carolyn; Jones, Steven
Subject: STR's in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Supervisor Chuck Washington and Senior Planner Steven Jones,

As a mountain cabin owner in Idyllwild, I am writing to ask you to please look into the unprecedented growth of STR's in the Idyllwild area. My parents built our little family cabin almost 30 years ago on a lovely lot, outside of town with a creek running behind the property when the winter rains have been plentiful. It has been our place with the feel of 'Heaven on earth' if you will.

Sadly these past few years have seen a huge uptick in people wanting to purchase cabins in the area in order to turn them into rentals rather than use them for their own getaway weekend family experience. We are now faced with different groups of people coming and going weekend after weekend and our little piece of heaven sometimes feels like hell. Large groups who come for the weekend can often be loud and noisy long into the night. That peace and serenity that used to greet my family and I everytime we arrived seems to be disappearing. Although the county now lists about 420 STR's in my area, which is up from 350 a year ago, on-line advertising indicates around 600!!! This means about 1 of every 6 homes or cabins in the Idyllwild area is a rental of some sort. I understand this is twice what many other resort communities such as Palm Springs and Temecula were experiencing before they set up strict STR regulations. And they have since set up regulations.

Please hear the cry of residents and cabin owners in Idyllwild who don't want their tranquil town turned into weekend only partiers who have no respect for those to whom the town belongs.

Sincerely,
Mrs. Cathy Foster

Virus-free. www.avast.com

From: John Jacobs <jjapogee@gmail.com>
Sent: Monday, February 14, 2022 4:11 PM
To: Jones, Steven
Subject: Short Term Rental regulation in the Idyllwild area

Follow Up Flag: Follow up
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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.

Hello-

I am writing to express my great concern as a longtime resident and homeowner in the town of Idyllwild- the proliferation of Short Term Rentals (STR's) has dramatically changed the character of my local neighborhood and the town as a whole, negatively impacting the quality of life in the area. The sheer number of these STR's have overwhelmed neighborhoods, creating numerous negative issues including noise, traffic, economic challenge for renters displaced by STR businesses, use of limited resources (water, sewer, emergency response), and many other problems.

Though Riverside County lists registered STR's in the range of 420 or so, simple searches of online advertising sources turn up closer to 600- this means that about 1 in 6 homes in the Idyllwild area are operating as STR businesses. This is more than twice the level of STR presence in other resort communities such as Palm Springs, La Quinta, Cathedral City and Temecula.

The current regulations that are under development by Riverside County appear to be targeted at the management of these STR's- getting them registered, assessing fees, creating systems by which to monitor their activities, etc. While these functions are important, there appears to be nothing in these regulations regarding limiting the actual number of STR's in the area as whole. New regulations should address **both** the issue of how STR's are managed, as well as the level of saturation of the area, and resulting imbalances to the community.

The Transient Occupancy Taxes that are collected from STR's are substantial- over $1 million from the Idyllwild/Pine Cove area at the time only 350 STR's were registered with Riverside County. If all of the STR's that are currently in operation begin to pay these taxes to the County, this will result in closer to $1.6 million yearly fees (not including application and renewal fees). A substantial portion of these funds should be directed towards the communities where they are generated...not into the black hole of Riverside County's financial system!

Besides the problems related to STR's, the Idyllwild area is suffering from issues related to dramatic increases in visitors (traffic, noise, trash), and over-development including the building of hotels, apartment complexes, and unpermitted, improperly zoned conversions of residences and buildings into multi-unit rental 'apartments'. Cumulatively, there is great degradation in the quality of life in the Idyllwild area directly related to these activities. For a start, regulating and limiting the number of STR's in this area is important to address this decline- I urge you to take strong, direct action on this matter.

John Jacobs
Idyllwild, CA

From: Alexandra DeCarlo <alex@twcvillas.com>
Sent: Monday, February 7, 2022 6:07 PM
To: Jones, Steven
Cc: Alex DeCarlo; Andrea Carter; Anna Duitruk; Bruce Hoban; Harris VRON; Jennifer Hartman; Jessica Hinton; John Mayo; Kim Herrlein; Nikki Harding; Olivier Chaine; Olivier Chaine; Roy Holeyfield; Tom DeCarlo
Subject: VRON Riverside County Response to Grand Jury Report on STRs
Attachments: VRON Rivco Response to Grand Jury Report STRs July 2021.pdf

Follow Up Flag: Follow up
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Dear Mr. Jones,

Our group, Vacation Rental Owners and Neighbors (VRON Riverside County), is interested in helping develop a strong short term rental (STR) ordinance to protect our neighborhoods and communities. VRON Riverside County represents over 80% of the permitted STR properties in the unincorporated areas of Riverside County. We are the largest stakeholder group associated with this Ordinance 927 regulating STRs. We have detailed solutions that can easily be incorporated into the 927.1 revisions and offer more practical and effective solutions than is currently being considered. Up until now, we have largely been kept out of the loop in developing STR Ordinance 927.1.

We all have the same goal: peaceful communities where STRs can co-exist with our neighbors without being noticed.

We respectfully submit our response to the Grand Jury Report on Short Term Rentals that came out July 2021. It is attached for your review.

Sincerely,
Alexandra DeCarlo
951-331-1515
On behalf of VRON Riverside County

VRON - Riverside County

Vacation Rental Owners and Neighbors

February 7, 2022

Honorable John M. Monterosso
Presiding Judge Superior Court of California
County of Riverside
4050 Main Street
Riverside, CA 92501

Re Civil Grand Jury Report titled Short Term Rental Response from VRON

Dear Presiding Judge Monterosso,

VRON Riverside County represents over 80% of the permitted STR properties in the unincorporated areas of Riverside County. We encourage responsible renting, sensible regulation and preserving the quality of life in the communities in which we operate STRs.

This correspondence is in response to the Grand Jury Report titled Short Term Rental. Below is VRON's position on the findings and recommendations in the Grand Jury Report.

Finding 1.
VRON agrees that the current draft revision of Ordinance 927.1 does not provide the protection needed "to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood". VRON would like to require "Best practices" such as "Eyes and Ears" on-site at all times to be required of all STRs. This can be achieved via proven technologies as well as an on-site host.

Recommendation 1.1. Property Inspections
VRON does not agree with the recommendation to include on-site inspections of STR location. STR properties should be treated the same as non-STR properties. On-site inspections are not needed to validate occupancy, parking, and visitor limits. On-site inspections DO NOT address the problems caused by STR's and would drain resources from responsible, licensed STR Owners/Managers that are currently being used to control noise, occupancy, etc. In addition, on-site inspections by Riverside County would open the county to liability from STR guests.

Recommendation 1.2. Verification of 24/7 local contact number.
VRON agrees with the recommendation to verify the 24/7 local contact number.

Recommendation 1.3. Defense and Indemnification Agreement
VRON does not agree with the recommendation for the STR owner to sign a Defense and Indemnification Agreement. The only reason the County would require such an agreement is because of

the liability the County brought onto themselves by requiring on-site inspections. STR properties should be treated the same as non-STR properties. This indemnification agreement DO NOT address the problems caused by STR's.

Recommendation 1.4. Neighbor Complaint Form
VRON agrees with the implementation of a neighbor complaint form ONLY if complaints can be confirmed by authorities in real-time. And/or repeated unverified complaints will be penalized by the County. Some neighbors of responsibly run STRs had "complained" of excessive noise when a property had no renters. Neighbors such as these are trying to get rid of the STR in the neighborhood because of fears of what "might" happen if it gets out of control. This fear has them report unwarranted complaints to authorities. Responsibly run STRs are at-risk if the complaints are not confirmed in real-time.

Recommendation 2. Increase in STR Initial Fees and Renewal Fees
VRON does not agree with increasing STR licensing fees. Licensed STR's who pay licensing fees and TOT taxes should not subsidize the enforcement personnel required to manage and reign-in unlicensed STR's. Approximately 68% of STR's operating in Riverside County are currently unlicensed. Had Riverside County focused on better controls of unlicensed STR's, the licensing fees collected would be 300% higher without raising licensing fees. Unlicensed STRs do not remit TOT taxes. If they were licensed and, thus, required to remit TOT tax, the annual TOT tax collected by Riverside County would exceed $5 million per year.

Recommendation 3. Rivco Planning Department MUST Collaborate with Sheriff's Department
VRON agrees that the Rivco planning department (who maintain a list of local contacts and STR addresses) MUST work closely with the Sheriff's department. Currently, too many Sheriff's resources are used to manage nuisance complaints that should be handled by the STR local contact within 1 hour of the complaint. Responsibly run STRs want to be notified if they are unaware of a nuisance on their property.

Additional VRON responses to other portions of the Grand Jury Report

VRON agrees with setting reasonable occupancy limits. VRON advocates occupancy limits based on lot size and size of rental unit. A local study has shown that 3 bedroom STR's cause the most nuisance violations with 1 and 2 bedroom STR condo's being a close 2nd. These units rent to fewer occupants compared to 4+ bedroom homes. Homes with 6+ bedrooms had the fewest nuisance complaints. The problem is not the occupancy limit, but the lack of controls on the occupants by poorly run, unsupervised (and most-likely unlicensed) STRs.

VRON does not agree with requiring STR's who already have Short Term Rental property insurance to add "Commercial/Business liability insurance with a minimum limit of coverage of $500,000. STR owner's who are already covered with STR property insurance should be considered full insured and not need additional coverage.

VRON does not agree with the self-reporting process recommended in the Grand Jury Report. Self reporting will only work with the compliant STR's. The problematic STRs will not self report and will thus have a "clean" record on paper.

VRON does not agree with signage identifying the property as an STR. This will not help solve the existing problems created by STRs. It will, however, This will create a crime problem for STRs and their neighborhoods because the time the homes are vacant are readily available online. This endangers our

housekeeping and maintenance personnel who may be on-site during a home invasion brought on by the signage. STR owners with permits have personnel in-place to promptly respond to problems caused by their STR guests.

VRON agrees with Riverside County adding additional code enforcement personnel to identify and shut down "party houses" and repeat offenders of the STR ordinance, noise ordinance and event ordinance. VRON recommends that additional enforcement personnel be used to prevent the nuisances caused by poorly managed STRs.

If you have any questions or concerns regarding VRON's response, please feel free to contact me using the information provided below.

Respectfully,

Alexandra DeCarlo
951-331-1515; alex@twcvillas.com
On behalf of VRON Riverside County Leadership Team

cc: Riverside County Grand Jury
Riverside County Clerk-Recorder
Riverside County Board of Supervisors
Jeffrey Van Wagenen, Riverside County Executive Officer
Juan Perez, Riverside County Chief Operating Officer
Clerk of the Board of Supervisors
County Clerk Recorder
Steven Jones, Principal Planner
John Hildebrand, Director of Planning
Chad Bianco, Riverside County Sheriff
Andrea Carter, VRON Leadership Team
Anna Duitruk, VRON Leadership Team
Bruce Hoban, VRON Leadership Team
Harris Vertliab, VRON Leadership Team
Jennifer Hartman, VRON Leadership Team
Jessica Hinton, VRON Leadership Team
John Mayo, VRON Leadership Team
Kim Herrlein, VRON Leadership Team
Nikki Harding, VRON Leadership Team
Olivier Chaine, VRON Leadership Team
Roy Holeyfield, VRON Leadership Team
Thomas DeCarlo, VRON Leadership Team

From: Alexandra DeCarlo <alex@twcvillas.com>
Sent: Monday, February 7, 2022 4:51 PM
To: Hildebrand, John
Cc: Jones, Steven; Alex DeCarlo; Andrea Carter; Anna Duitruk; Bruce Hoban; Harris VRON; Jennifer Hartman; Jessica Hinton; John Mayo; Kim Herrlein; Nikki Harding; Olivier Chaine; Olivier Chaine; Roy Holeyfield; Tom DeCarlo
Subject: VRON Riverside County Assistance with STR Ord. 927
Attachments: VRON Position on 927 DRAFT Points.docx

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Dear Mr. Hildebrand,

It was very nice meeting you in person after your presentation at the BOS meeting. My group, Vacation Rental Owners and Neighbors (VRON Riverside County), is interested in helping develop a strong ordinance to protect our neighborhoods and communities. VRON Riverside County represents over 80% of the permitted STR properties in the unincorporated areas of Riverside County. Attached is our position on several items of draft Ordinance 927 regulating short-term-rentals (STRs).

With upwards of 70% of the STRs in the county operating without a permit, there is a lot of clean up that needs to take place with the unpermitted short-term rentals in the county. Identifying them and making them accountable for getting permits and paying the TOT taxes (and possibly back taxes) is an important first step to ensuring the quality of life in our communities. VRON has sound practical solutions as to get control and keep control of the unpermitted STRs. The unpermitted STRs out-number the permitted STRs by over 200%. They cause the majority of the nuisance complaints and most of the burden on our Sheriff's department and the STR 800-number. Increasing permit fees for permitted STRs will only cause undo burden on the permitted group which is subsidizing the additional enforcement caused by unpermitted STRs. In fact, if the revenue from unpermitted STRs was realized there may be no need to increase the fees.

VRON is made up of permitted STRs. We have developed highly effective solutions to the problems you seek to solve. We feel that the STR ordinance should require STRs to follow the industry's "Best Practices" for keeping noise, parking and occupancy under control at their STR even when there's no management on-site. The technology available to help monitor guests is reliable and cost effective. STR owners/managers should be required to employ proven technology solutions to monitor their guests appropriately, while still giving them privacy inside of the home. Noise monitors are available that provide decibel levels at different locations on the property without recording actual conversations. These same noise monitors send text alerts to STR managers when noise levels exceed pre-set thresholds. The benefits of cost effective video surveillance such Ring cameras are readily available and are now widely used successfully. These solutions even offer 2 way communication that enables the STR operator to stop nuisance behavior at its onset, before their neighbor is disturbed.

We implore you to listen to our ideas and review our recommendations. We represent the largest stakeholder group associated with this issue and have largely been kept out of the loop in developing STR Oerdinance 927.1. We have detailed solutions that can easily be incorporated into 927.1 revisions

and offer more practical and effective solutions than is currently being considered. We all have the same goal: peaceful communities where STRs can co-exist with our neighbors without being noticed.
The current draft Ord 927.1 will not achieve this goal. The Grand Jury Report recommendations on Ord 927.1 will not achieve this goal

Can we schedule an in-person working meeting with you and the appropriate people in our organization at your earliest convenience? I noticed that the Director's meeting this Wednesday was cancelled due to no agenda items. It that a good time to meet? I assure you we will have our homework done and will pass on useful, practical solutions that can be acted on and written into the new STR ordinance.

I look forward to your response.
Sincerely,
Alexandra DeCarlo
951-331-1515
On behalf of VRON Riverside County

VRON Riverside County Position on DRAFT Ordinance 927 (Rev Feb 2022)

Issue	VRON Position
Max Occupancy per lot (not per dwelling unit on the same lot)	One (1) person per every two hundred (200) square feet of building area with max occupancy: • 2+ Acre lots Max Occ = 24. • Lost smaller than 2 acres Max Occ = 16 • Special Occupancy Variances for Large Properties Properties that are greater than 10 acres and whose living spaces exceed 6,000 square feet, may request a special variance on the maximum number of overnight guests that will be allowed at the property. Any variance must be approved prior to increasing the occupancy to exceed 24 overnight guests.
Parking	Allow parking on the property only in low density rural areas. In high density communities (1/4 acre or less), allow up to 2 vehicles on street parking
PROHIBITED ACTIVITIES	Events not prohibited but must be in compliance with the Temporary Events section of Ordinance 348.
Complaint Response Time	1 Hour to resolve complaint
Noise Levels	Refer to Noise Ordinance 847 (this is what everyone in Riverside County must comply with)
Sound Amplifying Equipment and Live Music	Refer to Noise Ordinance 847
Neighbor Notification	Keep notification to neighbors up to 100 feet away. Increasing this notification distance will not solve the STR problems.
Permit Fees	Keep permit fees as is: $250 for new STR permit, $100 annual STR permit renewal. This was a cost-based estimate of funds required per STR for proper enforcement. Enforcement needs to focus on non-permitted STRs to increase revenue. Permitted STRs should not be forced to subsidize the enforcement burden caused by non-permitted STRs.
Max STR's per Lot	For 2+ Acre Lots = Allow up to 2 STRs in Separate Dwelling Units (second unit, guest quarters, ADU or Jr. ADU) For lots smaller than 2 Acres = Allow a maximum of 1 STR
Require Eyes and Ears On-Site	Require non-hosted STR's to employ technology designed for Short Term Rentals to be alerted of excessive noise and be aware of the number of guests, parking issues and other nuisances that may be caused by their guests. Operators are required to actively monitor their guests to prevent noise and other nuisance violation in the community.
Unpermitted STRs	There needs to be a greater effort by Rivco STR enforcement to identify unpermitted STRs and require them to file for a permit within a short period of time (10 days?) of their notice of violation (of being unpermitted) or they will face fines if they continue to operate. These fines, if remain unpaid, may become liens on property. Fines should be significant and escalate: $250/night rented to start then goes to $1000/night rented.

From: Julia Frodahl <julia@juliafrodahl.com>
Sent: Monday, February 7, 2022 11:28 AM
To: Washington, Carolyn; Jones, Steven
Subject: STRs in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Supervisor Chuck Washington and Mr. Steven Jones,

I'm a resident of Idyllwild, CA. I'm writing with deep concern about the growth and impact that Short Term Rental properties are having on our community here.

I am experiencing the Short Term Rental situation to be a genuine threat to the peace, safety, and tranquility of my community, and it is an issue I feel very strong about as a voter.

The past two years, as the number of STRs have increased, I've had to spend numerous beautiful days in this forest with my doors and windows closed because of the immature tourist noises coming from these properties. I have also been kept awake as late as 3 or 4am numerous times by the parties, howling, shouting, and other loud noises that come specifically from these properties. I call the sheriff every time, which I find to be such a poor use of our law enforcement resources. But it usually takes them hours to respond. And the fees for breaking the sound ordinances are so low they don't serve as any deterrent.

We now have over 600 STRs up here in this very small residential community. That is 16.7% STRs at this point! We need an immediate 12 month moratorium on any new STR approvals so we can assess the situation and find a better way to regulate it before even more damage is done to this community. We also need more regulation on these properties, more funding to enforce the ordinances that already exits, and higher fines/fees for breaking them.

Please, gentlemen, help us keep our community safe and secure by addressing this matter of great concern to our community.

Thank you,

Julia Frodahl

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Friday, February 4, 2022 9:04 AM
To: Jones, Steven
Subject: Latest short term rental graph from Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Steve, just checking in, this visual is quite revealing, any updates on the release of the latest ordinance to the public? Thank you and have a good weekend sir.
Joel

AIRDNA MARKETMINDER

Idyllwild

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Overview

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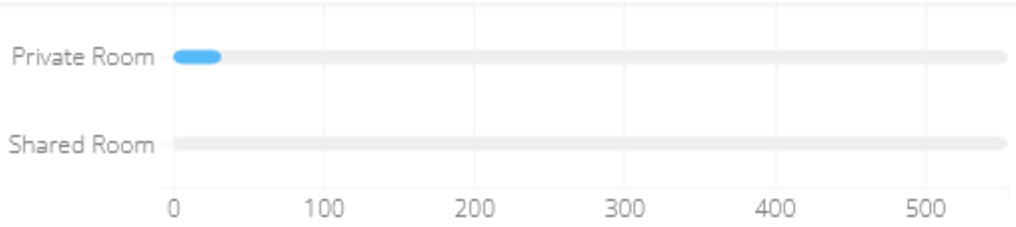
Resources



Rental Channel

airbnb	Vrbo	Listed on Both
57%	12%	31%

Rental Size

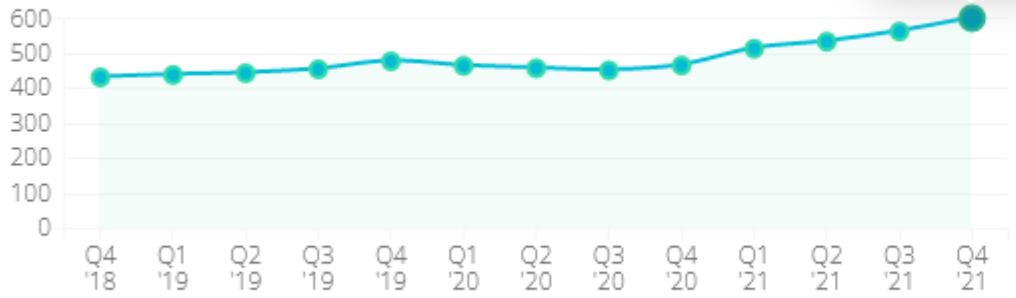
2.2 Bedrooms / 5.5 Guests on average



Rental Growth

7% Quar

Active Rental
601



Sent from my iPhone

From: Rob Bernheimer <rob@robbernheimer.com>
Sent: Friday, January 28, 2022 1:19 PM
To: Jones, Steven; Leach, Charissa
Subject: Estate Properties - Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Completed

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I'm reaching back out to see what the status is of the Short Term Rental ordinance - the timing and process moving forward.

Thank you.

Rob Bernheimer



Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

> On Nov 8, 2021, at 12:31 PM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Hello,
>
> Thanks for your email and comment letter and for contacting the County of Riverside. Your comments are being incorporated into the file material and are a part of the public record.
>
> Latest draft Short Term Rental Ordinance language and other information can be

obtained here (https://planning.rctlma.org/Advance-Planning/348UPD <https://planning.rctlma.org/Advance-Planning/348UPD>). Updates, based on your comments for and the County's Grand Jury's and ad hoc committee's findings are occurring this month.

Staff anticipates public hearings for the ordinance update to commence during the winter season 2021-22 at the Planning Commission, wrapping up early 2022 at the Board with changes that increase owner and renter responsibility and County accountability.

You may reach Planning staff at (951)955-0314 or sjones@rivco.org <mailto:sjones@rivco.org> to further discuss the impending updates to the Short Term Rental Ordinance.

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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County of Riverside California <http://www.countyofriverside.us/>
<image001.jpg><image002.jpg>

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Tuesday, January 18, 2022 4:53 PM
To: Jones, Steven
Subject: P.P.S. Re: Ordinance 927.1
Attachments: IMG_3647 (7).JPG; File0020-2 (2).jpg; RivCtyFireDept.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,

With Omicron rampaging about, we'd have a right to expect that this year is not going to be a lot of fun either. Still, here's hoping that this year will be more user-friendly than the last two.

If there is any update on the Ordinance 927.1 that you can tell me about, so I can forward that to the dozens of local friends, Clients, etc. who depend on me to keep them informed, I would love to have it?

In doing my research about all this I can't but worry that that Board of Supervisors will, as they did in January of 2016, be willing to allow things to go on mostly as they have, because there is money to be made from the transient occupancy tax on these short term rentals in the rural parts of the County. I think that you in the Planning Department are better positioned to see the health and safety of the public and of the environment as the highest good, especially in the parts of the County surrounded by State and National forest lands. In the mid-1970's, when I and a few others were working with the County on limiting growth in the Pine Cove/Idyllwild/Mountain Center area, it was only the Planning Department we worked with (especially Kay Ciniceros, who some years later became our area's County Supervisor). What was finally proposed then by the Planning Department was, so far as I know, merely rubber stamped by the Board of Supervisors. I don't expect that with the STR thing now having grown to such an extent in this area, that things will play out in the same way this time around. Still, if you present a well considered and well reasoned proposal, I don't see how the Board can reject it.

Something that you may have already thought to do, that I am now going to do, but that I haven't heard that anyone else has done, is get in touch with people at the Santa Rosa and San Jacinto Mountains National Monument and those in charge of overseeing the state and national forest lands that surround us here, to see if they want to chime in on this issue, if they haven't already. CalFire has been planning ahead for the next forest fire, but I don't know if anyone has been considering how things will play out if that next one comes from inside this valley, rather from outside of it!

Finally, and this is beyond my pay grade, our local Property Assessors and an Attorney I know seem very unsettled about the zoning issue. We all accept that the narrow R3-A belts around our commercially zoned areas here are appropriate for STRs. But if, as we understand it, the rest of our area is still technically R1-A, how is it that every house and cabin up here is now a potential "hotel" (the Board's term)?

As always, I do not envy your situation. Doing what's right, when moneyed interests are applying pressure, is not easy. But not doing it with regards to the forested areas of Riverside County will be inviting disaster. On this mountain, this STR problem is about more than noise and parking and a loss of a sense of neighborhood and community, though it is about all those things too.

Thank you for your efforts and consideration,

Dennis McGuire, Architect, Cedar Glen, Idyllwild (951 659 3177)

From: **Dennis McGuire** <mcguiredarcheetect@gmail.com>

Date: Thu, Dec 9, 2021 at 4:32 AM
Subject: P.S. to: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
To: <sjones@rivco.org>
Cc: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>

.....P.S.

I keep doing homework about all this and here are a few more of what I call "resonating factoids" to add to my case that for the sake of public safety you must rein in the STR Virus in the forested areas of the County:

1) Out of a possible score of 5, "The Wildfire Hazard Potential Score for Idyllwild and neighboring Pine Cove is 4.81, the sixth highest in the American West"! "That's a full point more than what the northern California town of Paradise had before it was destroyed by the Camp Fire"! (From: "As California's fire season starts, roads remain washed out and Idyllwild ponders its escape routes"--Palm Springs Desert Sun, 2019).

I'm hoping/assuming that you are in close contact with the County and our local Fire Marshals about this STR issue/problem and that you understand how our Fire Departments prefer to fight any fire that starts up here in a residential area: they want to connect a hose to the nearby fire hydrant, then connect that hose to the fire truck where the pump is, so they can then control the pressure of the water they shoot through their fire hose or hoses at the fire. BUT they can't do that on the dozens of narrow and often steep streets up here that they cannot go up or down in a fire truck! That's why you can't allow(!) STRs on any of the streets up here like that, nor can you allow STRs that are at the end of long and narrow driveways that a fire truck cannot go up or down!

2) "Investors are 51% of Southern California's home buying surge--Press Telegram"! And "The largest speculative growth was seen in Riverside and San Bernardino counties"! And "Airbnb will leverage the biggest impact on the residential real estate market in 2022, according to Chris Linsell, senior real estate writer for TheCloe.com"! (National Association of Realtors--11/14/21)!

3) And people who want to find a month-to-month rental up here are now advertising in our local Town Crier, because there isn't a "For Rent" column in our paper anymore. If you require what I proposed above, then those houses and cabins that do not allow for ready Fire Department access can be made available as month-to-month rentals, or sold to people who want to buy and live here, now that Idyllwild is a (wait for it) "ZoomTown". People who live here full time are a lot more likely to be considerate of our fire vulnerability than people who are here for a night or two*. No one was thinking about Global Warming and its implications when streets were laid out here many decades ago, and when cabins were built on either side of those (often narrow) streets. We're stuck with all of that and those. But we must face reality and in the face of it lessen the potential for fires, rather than add to it.

I'm aware that there is an "occupancy tax" to be garnered from any house or cabin that you allow to be an STR in the forested areas of this county. I expect that this is why 70 years of zoning requirements were tossed out in January of 2016--after all, by then there were already short term rentals in the hundreds up on this mountain, and in a few other rural parts of the county too. But concern for public safety now has to trump the fact that at this moment every house and cabin on this mountain is a potential "hotel"--your designation!

Sincerely,

Dennis McGuire, Idyllwild.....

*And this last summer, on warm afternoons, there were concerned calls made to the Sheriff and to the Fire Departments here about smoke coming from chimneys. It turns out that visitors were roasting marshmallows in a fireplace at one cabin and barbecuing dinner in the fireplaces of others.....

Date: Fri, Nov 19, 2021 at 4:52 AM
Subject: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
To: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>, <sjones@rivco.org>

.....Dear Superviors Chuck Washington and V. Manuel Perez, and Chief Planner Steven Jones,

I have pestered all of you about the short term rental issue from my perch on this mountain and I appologize for that. But I have imagined that my 48 years living and working here has given me a unique perspective. And maybe it has. Certainly, the four fires I have experienced over that period of time and the mandatory evacuations required by each (1974, 1996, 2013, and 2018--with each fire occuring nearer in time to the next one than to the last one) has focused my mind.

A group that cares about this Str issue put together a meeting at "our" Idyllwild Town Hall last week, but it was not like any I have attended in 45+ years. There were even a dozen or more people, people who have no personal or vested interest in Idyllwild, who showed up from the desert and from the wine country near Temecula (and they were highly vocal). And I am sure that you can guess why: Strs are now banned in residential neighborhoods in Palm Desert; completely banned in Temecula and Rancho Mirage (except where permitted by local homeowners associations); Cathedral City wlll phase them out (except for a few exceptions) by 2023; Murrieta has limited them to larger estates and rural areas; and there are some serious restrictions in La Quinta. These are all incorporated cities. If half of the Strs under county juristiction in the rural parts of the county are in Idyllwild, with another 300 or more here to be brought under that umbrella, then I can understand why these people might believe that so goes Idyllwild, then so goes all of the rural portions of the county--putting their vested self interests in jeopardy! But there may be a way to keep heads from exploding off the mountain, while dealing with the issues unique to the mountain:

1) Within the frame of the Ordinance, I propose that you decouple "the forested areas of Riverside County" from the rest, at least with regards to the issues specific to them: greater vulnerability to forest fires (they are called "forest fires" because they occur in forests), access issues due to snow and ice (which make it harder for emergency vehicles to get around--there are even county-maintained roads in these mountains that are so steep that for a day or two ice can make it impossible for snow plows, fire trucks, and EMT vehicles to get to where they need to go), and other area-specific issues that you are aware of but that I have not yet considered.

2) Our Sheriff's Substation in Garner Valley has a lot of ground to cover (Anza, Pinyon, Aguanga, Sage, Poppet Flats, Twin Pines, Garner Valley, the Santa Rosa Wilderness, in addition to Pine Cove, Idyllwild, and Mountain Center!). It would be prudent to require that all Strs in "forested areas" have local owners, so that quick responses to complaints and other problems will not have to wait for Sheriff Officers to get to where they are needed from wherever they happen to be within the vast area that they are expected to cover.

3) Given that the quality of roads in our "forested areas" range from good to terrible, Strs should be allowed only along County maintained roads (meaning roads that meet all County width, paving, drainage, and other standards), with houses and cabins at some distance from those roads to be approved or rejected as Str candidates by the County Fire Marshal (if the houses and cabins cannot be readily and safely accessed by the local Fire Department, they should not be allowed to be Strs). And by the way, if this became the criteria for where Strs are allowed, then a lot of cabins and houses outside of the approved areas could again become month-to-month rentals, because there has been only one(!) available over the last year in the entire Pine Cove-Idyllwild area and it was snatched up before my

friend could make the call (Yes, my friend and I have been looking for a cabin or house for him to rent for a year!).....

.....There may be other area-specific concerns that should also be listed, but those three are a good start. Now, as I'm sure you are aware, the zoning for the Idyllwild area was once split into three: CPS (for the commercial area), R3-A (a buffer zone surrounding that core), and R1-A (the rest of Idyllwlid). Now, R3-A was established, per the County, "to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings"! And yet, the latest Oridinance, introduced 11/17/15 and passed in January 2016, essentially turned all of this mountain into R3-A (at the least) and included a revision that allowed off-site parking(!), waived occupancy limits(!), and decided that the occupancy tax (TOT), justified because a "short term rental qualifies as a hotel", will go into the General Fund, but "cannot be earmarked and dedicated to enforcing the proposed ordinance(!). I'd like to believe that I am missing something here, but our research tells me that I'm not!

CALFIRE has learned from the fires I've experienced here over the last 47 years and is doing everything it can to prevent the next fire from outside our valley from getting into it. SCE is doing everything it can (replacing wires and transformers, trimming and cutting down trees, etc.) to make sure that if a fire starts from inside this valley, it won't be their fault (my wife and I have seven planned power outage notifications from SCE in our 2021 file and the year isn't over yet--though we are glad for their attentiveness). And our local Fire Departments are doing everything they can to keep us all safe. So, what are you going to do to reduce the risk of a fire starting from inside this valley (and hopefully not on a windy day)???.....

As before, I am including some of the County Fire Marshal's "Technical Policy" requirements for approving new "one- and two-family dwellings", as there may be requirements in there that should also be part of your new Ordinance (Along with other questions you might ask the Fire Marshal, you should ask if any structure approved as an Str should be sprinklered, as all new houses up here will have to be?). And as before, I am including what a small portion of Idyllwld looks like from the air, with the tree cover removed. It looks a lot like "Suburbia, anywhere USA", wouldn't you say? Except that all of it is under a canopy of trees!.....

I do not envy your situation with regards to all this. But I envy our situation here in these mountains even less! And to get Lincoln in on this issue too, you "hold the power and bear the responsibility."

Sincerely,

Dennis McGuire, architetct, Idyllwild, 951 659 3177 (And yes, that is a house I designed and built here in 1978-79 and, as you can see, it is clad with wood. I am proud of its design, but I look at it now and I am afraid!).....

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Riverside County Fire Department
Office of the Fire Marshal
2300 Market St., Ste. 150, Riverside, CA 92501 Ph. (951) 955-4777 Fax (951) 955-4886

Technical Policy

Title: Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures		
Technical Policy: # TP 16-001	**Effective Date:** 08/08/2016	**Revised Date:** 01/07/2020
Code References: 2019 California Fire Code, Sections 102.5, 503, 507, and California Code of Regulations, Title14, Section 1270 et al. SRA Fire Safe Regulations		

Purpose

The Riverside County Fire Department (RCFD) Office of the Fire Marshal (OFM) has prepared this policy to provide guidance to building officials, contractors, architects, business owners, consultants and the general public on local interpretations and practices that are considered to be in compliance with the California Fire Code (CFC). The purpose is to identify fire apparatus access and fire protection water supply requirements for one- and two-family dwellings, additions thereto and associated accessory buildings including, but not limited to, delineating when a driveway (or portion thereof) is considered a fire apparatus access road. The intent is to clarify aspects of the code that are vague or non-specific by addressing selected issues under normal conditions. The requirements of this policy shall not be construed as altering any existing code, law or regulation which may require fire protection features not covered or alluded to in these requirements, nor shall they waive any requirements of any code, law or regulation. The reader is cautioned that the guidance detailed in this policy may or may not apply to their specific situation, and that the OFM retains final authority to determine compliance.

Scope

This policy is applicable to new one- and two-family dwelling, additions to existing one- and two-family dwelling and one- and two-family dwelling accessory building construction proposed at one- and two-family dwelling parcels that contain no more than two buildings, with no more than three dwelling units and any number of accessory buildings.

Fire Apparatus Access Requirements for Driveways at Individual Parcels

Fire Apparatus Access Road - Where Required

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet.

Fire Apparatus Access Road Width and Vertical Clearance

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 12 feet, exclusive of shoulders, and 1 foot on each side for a total 14 feet unobstructed horizontal clearance, with an unobstructed vertical clearance of 13 feet 6 inches.

Grade

Unless otherwise approved by the RCFD Fire Marshal, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent.

Angles of Approach and Departure

The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade for 25 feet of approach/departure.

Turning Radius

The inside turning radius of a fire apparatus access road shall be in accordance with any of the following:

- For curves of 18 to 50 feet inside radius, the driving surface shall be 20 feet minimum. A 56 foot straight leg is required between turns in a compound curve to provide sufficient recovery distance for the apparatus.
- For curves greater than 50 but less than or equal to 100 feet inside radius, the driving surface shall be 16 feet.
- For curves greater than 100 but less than or equal to 200 feet inside radius, the driving surface shall be 14 feet.
- For curves greater than 200 feet inside radius, the driving surface shall be 12 feet.

An alternate design meeting the intent for apparatus turning may be approved by the RCFD Fire Marshal.

Turnarounds

For those parcels located in the Local Responsibility Area (LRA):

- A turnaround shall be provided to all building sites on fire apparatus access roads over 150 feet in length, and shall be within 50 feet of the building.
- The minimum outside turning radius for a turnaround shall be 38 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 80 feet in length.

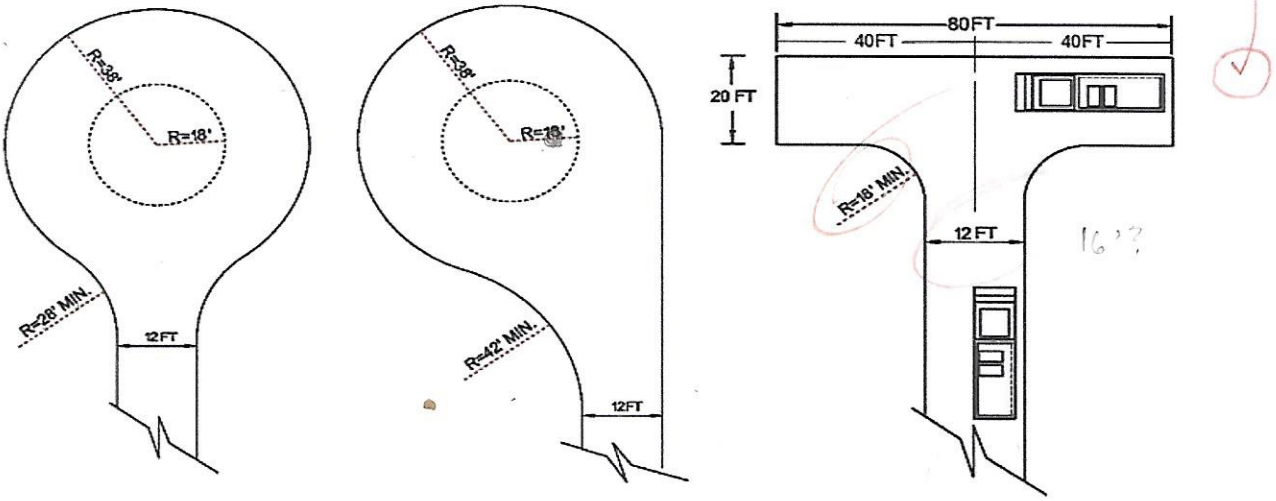
For those parcels located in the State Responsibility Area (SRA):

- A turnaround shall be provided to all building sites on fire apparatus access roads over 300 feet in length, and shall be within 50 feet of the building.
- The minimum outside turning radius for a turnaround shall be 40 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 60 feet in length.

The cross slope within a turnaround shall not exceed 5 percent in all directions.

Example diagrams of approved turnarounds

LRA:



From: Kevin Chao <nomsg714@gmail.com> on behalf of noMSG <noMSG@elsewherestudios.com>
Sent: Tuesday, January 18, 2022 1:49 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; distric4@rivco.org; District5
Subject: Regarding Ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

I'm a homeowner in Riverside County, and yes i sometimes rent out my cabin in Pine Cove - Idyllwild as a Short Term Rental (STR).

As a homeowner, its very evident that the draft Ordinance 927.1 fails in addressing the real issues that are at play.

Not all STRs are the same, thus shouldnt be treated as such.

I take great pride in uplifting the community and neighborhood, and the last thing i would want is to bring harm or disruption.

What we do need is accountability.

We pay our taxes, we run permits, we do everything required and more. Im am all for contributing to the county for a smooth operating eco system.

There are definitely poorly ran rentals that is leaving a bad taste in certain neighborhoods, but that does not mean ALL strs are like that. And if proper enforcement of existing regulations are actually taking place, these problem rentals would be less inclined to continue behaving poorly.

I took a run down cabin and dumped way more money than i had to uplift the home and make the neighborhood more pleasant.

The proposed signage does nothing but uglify a neighborhood. I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns.

For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient

Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

-Kevin Chao

From: Taylor Rodger <tayrodg@yahoo.com>
Sent: Tuesday, January 18, 2022 1:21 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

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In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Taylor Rodger

From: Janet Burton <janetburton99@gmail.com>
Sent: Monday, January 17, 2022 6:26 PM
To: Jones, Steven
Cc: Jimm Burton
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Thank you for the opportunity to provide comments on the proposed changes to the Short Term Rental regulations. We are current owners of a short term rental at 54440 Valley View Drive (Permit # RVC-1297). We are extremely supportive of the proposed updated regulations for STRs. We strongly believe and support the concept of being a good neighbor, providing a safe and enjoyable experience for our guests, and economic input to the local community.

The only concern we have is on Section 8, N - requiring an identification sign. We have a concern by having a very visible sign that our property becomes a target for break ins and robberies. While there are many properties around us that are second homes and often unoccupied, a person casing the area would not know that, but by putting up a sign we become a prime target for crime. We would recommend that the information suggested for the sign be provided to neighbors in the initial notification when a permit is obtained.

Thank you for considering this concern.

Best Regards

Janet Burton
Mailing address

3712 Main Street
199
Chula Vista, CA 91911

Physical Address
Calle Victoria #28
Col. Puerto Escondido
Ensenada, Baja California, 22794
Mexico

Cell: (541) 604-4095
Email: janetburton99@gmail.com

"If your actions inspire others to dream more, learn more, do more and become more, you are a leader." – John Quincy Adams

From: Greg Stolrow <gstolrow@cox.net>
Sent: Saturday, January 15, 2022 10:18 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3; District 4 Supervisor V. Manuel Perez; District5; gstolrow@cox.net
Subject: Idyllwild VR - Ordinance 9271

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Steven and members of the Riverside County Board of Supervisors –

We recently learned of the proposed ordinance to control short term rentals in the mountain community of Idyllwild. We appreciate and applaud your courage to take on this very important issue.

We are second generation property owners in Idyllwild, dating back to 1968. I personally can truly recall what Idyllwild "used to be" and how time has been both kind and harsh to this tiny village. I can remember when the busy and overcrowded streets we see every weekend were at one time a once or twice a year phenomenon. The growth of the Inland Empire and eastern San Diego County has fueled the immense change we have in the town of Idyllwild. The stress of living in "the flat land" (as we used to call it) is visible in the lack of manners and impulsive behavior the weekly visitors bring up the hill with them. We see evidence of their lifestyles at home in how they drive, how they party and play music, and their treatment of the forest as an amusement park and not what is one of God's sacred works. Those that appreciate a more relaxed and peaceful way of life in Idyllwild are being overrun and the vacation rental situation is a prime cause for this unwelcome transformation.

Our weekly home is located in the seaside village of San Clemente. We own a home in an area of San Clemente that is primarily rental units. I can speak first hand of the lack of concern or respect transient dwellers have for their surroundings. I can also speak to the impracticality of expecting law enforcement to control behavior of renters of any length of time. We battle this issue of vacation rentals in San Clemente and what we know is the solution to controlling the impact of vacation rentals can only come from decisive action by local government. Expecting highly limited law enforcement professionals to control renter behavior is unrealistic and frankly impossible.

We encourage you to follow through with the passage of Ordinance 9271. The preservation of this precious community and its beauty are at stake here. I will leave you with this thought about Idyllwild. I remember when my parents decided to buy our family home in Idyllwild at 25-200 Glen Road. My mother had spent her childhood going to Arrowhead with her grandparents. Her motivation for suggesting to my father that they buy a home in Idyllwild and not Big Bear or Arrowhead was its tranquility and rustic feel. Please help keep that vision of my mother's that extends three generations now alive and safe.

Thank you,

Gregory Stolrow

gstolrow@cox.net
949-315-0435

From: Jaymes Green <jaymesgreen007@gmail.com>
Sent: Thursday, January 13, 2022 6:43 PM
Subject: Supporting Idyllwild STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Riverside County representative, as a property owner in Idyllwild, I'm **very disturbed about Draft Ordinance 927.1**. I do not operate a vacation rental, but have seen the positive impacts on our town. At the Town Hall discussion on STRs in Idyllwild in Dec. 2021, by far, the **majority of residents attending the meeting were in favor of leaving vacation rentals alone**. Very few voices were there complaining about them. They have brought an amazing prosperity to Idyllwild as they have for over a century. Yes, Idyllwild had vacation rentals at the turn of the century. If you try to impose new laws and fees, STRs will just go "underground" and you'll really have a mess. From 2016-2020 **Riverside County collected $5,608,904 in TOT fees**. As cities & counties continually struggle with budgets and spending, why would you want to kill or decrease this revenue?

Bottom line, people move to Idyllwild to have less government and regulations in their lives. If I want to responsibly operate a vacation rental at some point in the future to help with my expenses, I should be able to. If I wanted to be regulated to death, then I'd move to Los Angeles. Please don't make it a hassle to live here in the forest. Thanks, Jaymes Green Idyllwild Property owner

--
Jaymes Green

From: Francis Hawkings <francis@plainsong.us>
Sent: Thursday, January 13, 2022 12:05 PM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5; District2
Subject: Comments on Draft Ordinance 927.1 - particularly signage, section 8(N)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steve:

We would like to add our comments on Draft Ordinance 927.1. We are Pine Cove property owners whose home was previously heavily rented as an STR by its prior owners (without any complaints, as far as we know); we have not yet rented the property as an STR but may do so in future (we hold a current registration). Our street (Marion Ridge Drive) has several STR properties on it, including two very close to ours, and we have not encountered any STR nuisance from these properties since we bought our home in August 2021.

1. In general, we support the comments made by the Idyllwild Vacation Rental Owners group. We think that their point of view - which can be found here: https://idyllwildvro.org/responding-to-the-concerns-raised-by-the-str-petition - is reasonable and is a good balance between the interests of STR owners and the rest of the community, whose interests we certainly also respect. We agree with the Idyllwild Vacation Rental Owners group that some of the claims of those opposed to STRs, outlined in the link above, are overblown and poorly substantiated, particularly their claims regarding septic issues, increased fire risk, increased water usage, and the impact of STRs on long term rental availability.

2. We agree that STRs should strictly abide by noise and parking rules, which we think are the crux of the problem, and that there should be adequate resources to enforce these rules. (Incidentally, the only noise problem in our neighborhood comes, every fine day, from a 30-year resident who uses an amplified outside music system.)

3. We think that the signage requirement, Section 8(N) is unfair and objectionable. As the the Idyllwild Vacation Rental Owners group point out, such signs would open up STR owners to personal harassment, negatively impact the beauty of our neighborhoods and serve as a notice to would-be burglars that the

home is often unoccupied. The requirement is unfair because no other households are required to advertise their identity (like our amplified-noise neighbor referred to above); because advertising homeowners' identity could obviously open them up to abuse of several different kinds; and because Section 8(D) outlaws any other sort of advertising other than these signs which would make the STR homes and their owners, operators and local contacts more vulnerable.

We hope that you will reconsider Section 8(N).

We would be happy to discuss this further. Thank you for considering our point of view.

Regards
Francis Hawkings
Carla Morgenstern
--



From: Bev McCullough <bevmc2@gmail.com>
Sent: Sunday, January 9, 2022 11:10 PM
To: Jones, Steven
Subject: Impacted Idyllwild homeowner responds to 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Mr Jones,

We would like to have you hear a voice supporting 927.1 and two suggestions about STRs in Idyllwild. Our home is in Idyllwild. We love the mountains here and our home. We understand and are sympathetic to nice people wanting to enjoy this area too. However.....

The Situation calls for a Moratorium on more STRs in Idyllwild! Enough is enough!

There are currently 6 short term rentals within close hearing distance of our house on Cassler.
Two STRs on Strong, Two STRs on Darryl. Three STRS on Wayne and a house on the corner of Cassler and Darryl for sale.
I just learned today that a 2200 sq foot house on Cassler two lots from us just sold, sight unseen, to an investor who will work with a contractor and turn it into a VRBO.
That will make 7 STRs..possibly 8.. within five lots on all sides of us.
Additionally, two other people on my street have indicated they are considering selling to STR investors also.

Suggestion #1: During a moratorium on more STRs in Idyllwild, is there a way of regulating how many STRs there can be per square mile?

I have never been notified of who to contact at any of these properties if there is a problem.
I have searched through STR listings, called the property management companies, called again, left text messages. Nothing.
Unless the property is managed by a nearby owner, there is limited response.
These problems occur on weekends...not when you can reach anyone or find out who owns these properties. I have called the Sheriff's office in frustration. They have been very nice..however, that is a poor use of resources and tax dollars.
These are all businesses and should be regulated as such. They are disturbing the peace and impacting our freedom to enjoy our home.,
As it turns out I was recently able to help Compliance identify that one of these houses managed by a rental agency did not even have a license, although it has been rented for over 20 nights a month for over $300 a night for the last two months and is owned by investors in San Diego.

Livability and Liability

To have a vibrant community you need a ratio of Users and Givers.
Users use services and do not contribute to the community except by supporting businesses.
Givers are the volunteers that make a community work.

When Tom and I moved here we took the training to be CERT volunteers.
I look at our neighborhood now and wonder what would we do in an emergency?!
With so many homes now STRs that are owned by out of town investors....who will help the renters?
We have only two ways in or out.
Do STR renters know the way out?
Do they know where the DAS Units are located?
Will they be Users or Helpers?

- What if we have a fire? We have had a fire evacuation in the past five years.
- What if we have flooding? We have had our only access roads closed with major damage in the last five years.
- What if we have an earthquake? According to Earthquake Trac we have had 757 earthquakes of 1.2 magnitude or greater in the last 365 days.
- In the last three days we have had 7 quakes of 2.5-3.3 magnitude.
- Idyllwild and our access roads are located just miles from the San Jacinto Fault, the most active fault on the San Andreas and one road with large boulders is near the San Andreas itself.
- The following report states a 99.72% risk of a 5.0 earthquake in the next 50 years.:
- https://www.homefacts.com/earthquakes/California/Riverside-County/Idyllwild-Pine-Cove.html
- Do these homes have food and water for an earthquake?

Noise

My definition of loud and unacceptable noise is when I can hear it inside my house with the windows closed or I cannot enjoy my property outdoors during the day or evening due to loud music, drunken laughter and loud conversations.,
This is not the noise that I hear from my regular neighbors who go about their lives working in the yard, calling each other in for dinner, etc.
This is a whole other situation...Party noise...non stop!
It really does impact the quality of life in our neighborhood and makes it unbearable some days! When you have to stay indoors or leave your property to enjoy your day, it is wrong!

Suggestion #2: Require STRs to install Decibel meters.
I have learned that responsible, present STR owners living on or very near a property use these.
Let the renters take some responsibility instead of relying on neighbors complaining to Compliance or calling the Sheriff and the county having to expend resources to address a problem that could be more easily solved.
Clarify that noise issues do not start at 10 pm. It is the constant party atmosphere in many of these houses from the time of arrival to time of leaving that impinges on our ability to enjoy our own home.,

Water

We are suppose to manage our water use due to potential shortage.,
However, when I speak to the local water districts I find that they do not keep data on use/residence after it becomes a STR vs before so there is no data at this time to tell if STRs with 8 people, a hot tub,

showers, toilets and laundry between several uses per week are using more water than previously. This is very concerning!

Conflict...It's constant!

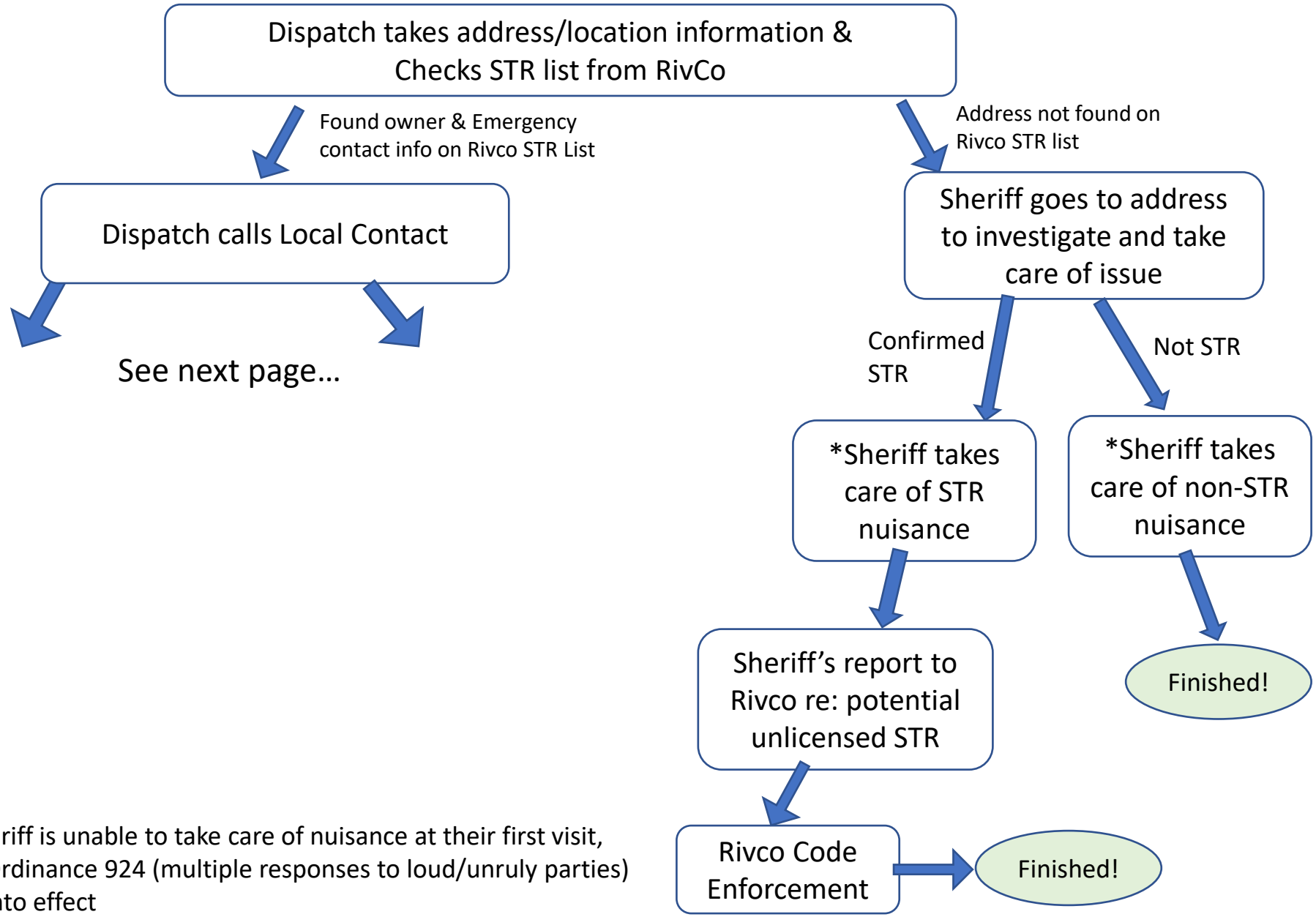
We should be able to enjoy our days without spending time trying to find who to contact regarding a rental:
Without having eight cars in the driveway blocking the roads
Without calling the fire department when a party is occurring with three foot flames shooting off a barbeque on a wooden deck.
Who checks these houses to see if the barbeque placement is safe? If the houses and accomodations for the numbers of people in them are safe?
Without having a dog attack us as we walk out of our garage. The dog belonging to the STR renter next door.
Without having STR children sled in our driveway and under our car.
Without having STR children having snowball fights with snowballs hitting our bedroom window.
Without going to a Town Hall to voice our concerns and being treated rudely by a group of very vocal, organized, intimidating people who do not even live in Idyllwild, but are convinced that their right to make money is more important than our right to enjoy our home and old age. I understand that this group, including outsiders from Desert areas, is motivated by the fear if restrictions are placed on STRs in Idyllwild that it might happen in other areas where they have invested as well.

Thank you for all you can do to address these issues...especially calling for a moratorium until a balance of STRs to residents is established to have a viable community and helping residents not be intimidated to speak out about our experiences.

T Dickinson
B McCullough
25835 Cassler Drive
Idyllwild, CA 92549

STR Controls Using Fortified and Supported Sheriff's Dispatch (page 1)

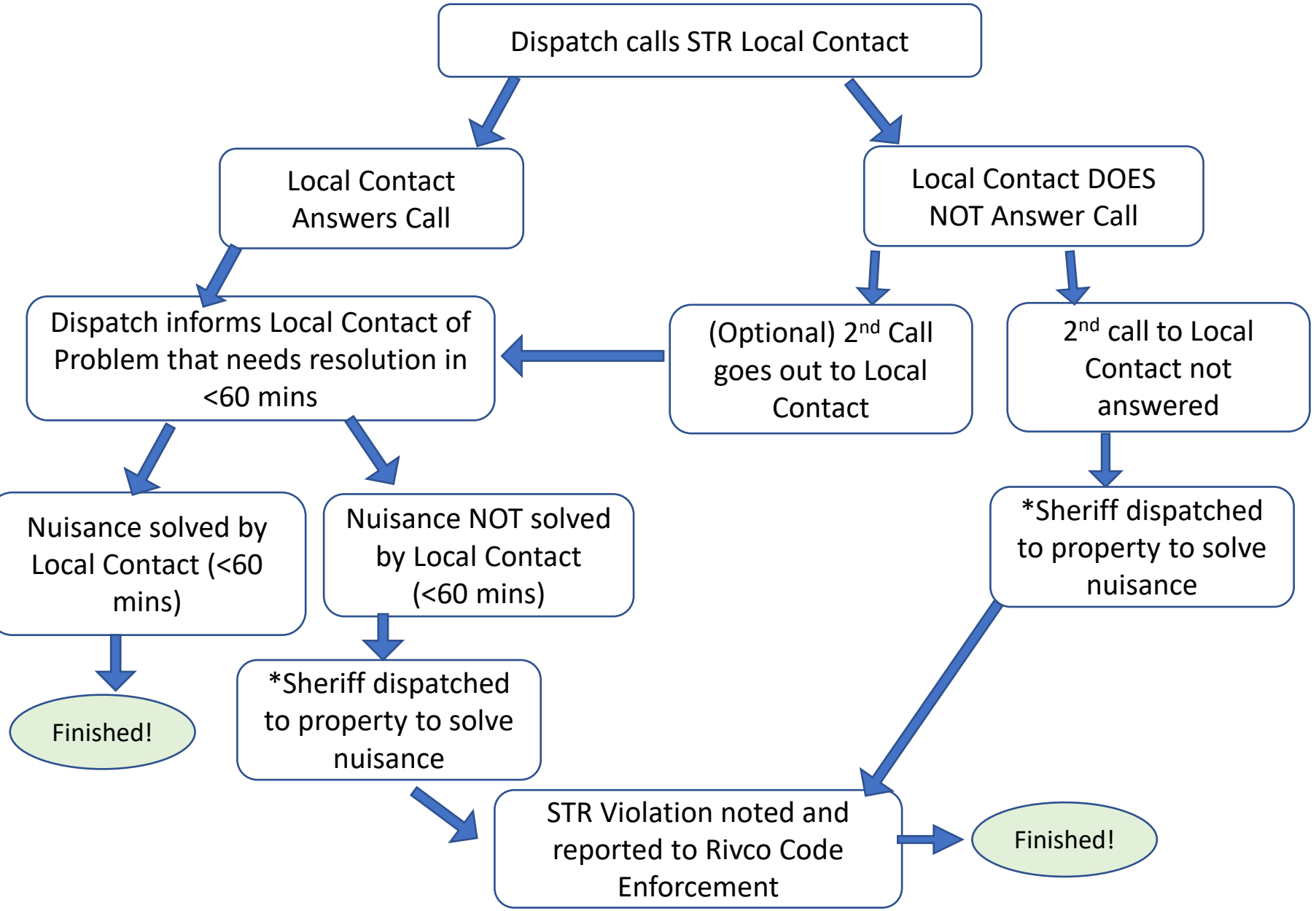
Rivco Resident notices noise, parking or trash nuisance and calls Non-emergency dispatch Rivco Sheriff…



*If Sheriff is unable to take care of nuisance at their first visit, then Ordinance 924 (multiple responses to loud/unruly parties) goes into effect

STR Controls Using Fortified and Supported Sheriff's Dispatch (page 2)

Rivco Sheriff dispatch Found Owner & Local Contact info on Rivco STR List…



From: Terry Shirley <tshirley5181@gmail.com>
Sent: Thursday, January 6, 2022 12:04 PM
To: Jones, Steven
Subject: Fwd: VRON RivCo Recommendations for Draft Ord 927
Attachments: VRON Taking Care of STR Problems Using Sheriff Dispatch DRAFT.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Happy New Year Steven,

The email below was sent to me and should go to you. You may have already heard from Alex, but I'm forwarding just in case.
I know you've received another email from another resident who worked to get signatures from local residents so hopefully both emails will be helpful. Both are probably more pertinent when the revised 927.1 is released for public input.

Do you have a date yet on its release? You explained the process earlier and said that after review it would be released for public review.

Thanks very much for all your work on this.

Bests,

Terry
Terry Shirley

Sent from my iPhone

Begin forwarded message:

> **From:** Alexandra DeCarlo <alex@twcvillas.com>
> **Date:** December 16, 2021 at 1:49:24 PM PST
> **To:** Terry Shirley <tshirley5181@gmail.com>
> **Cc:** Tom DeCarlo <tom@twcvillas.com>, Anna Duitruk <annetarealty@hotmail.com>, Olivier Chaine <oliver@chaine.net>
> **Subject: VRON RivCo Recommendations for Draft Ord 927**
>
> Hi Terry,
>
> Thank you for your patience on this. I needed to share everything with our VRON leadership team and make sure they're all on-board.
>
> **VRON (Vacation Rental Owners and Neighbors) RivCo Background:**

VRON RivCo (VRONRC) was formed in February 2021 and we now represent well over 80% of the STR properties in Riverside County. We believe in smart regulations, best practices and effective policies that create a win-win for neighbors, renters, businesses, property owners, and the community at large. We are a group of responsible STR owners & operators who want to control "party houses" and unlicensed STR's who are a nuisance to our community. https://www.vronrc.org/

On behalf of VRONRC, We are respectfully requesting that you review the recommended best practices below and complaint resolution flow-chart attached. The goal is to eliminate 95%+ of the problems caused by mis-managed STRs. We feel that the best practices should be incorporated into Ordinance 927.1 and that the nuisance complaints should follow a tight process that will ultimately identify STRs who are repeat offenders and non-licensed STRs.

Best-Practices Recommended by VRONRC:

Ordinance 927 should require non-hosted STRs to have:

- Ears: Noise sensor that will notify owners/managers when the noise levels exceed permissible levels
- Eyes: Cameras in parking and curb areas that allow owner/manager to see whether or not there's a parking problem and/or trash problem and confirm number of parked vehicles for STR

Well-managed STRs who meet the above requirements will take care of most of the problems before a neighbor is bothered the STR is causing a nuisance.

Managing Nuisance Complaints:

Currently, residents call-in complaints to 2 phone numbers:

1. The STR 800# (not mentioned in Ordinance 927 nor the draft)
2. Sheriff's non-emergency dispatch.

Things we know:

- Most of the phone calls (90%+) coming in to the STR 800# are for information regarding paying TOT taxes and getting an STR license and not for nuisance complaints.
- Most of the nuisance complaints from neighbors are going directly to the Sheriff's non-emergency dispatch. Estimates are that over 80% of complaints go directly to the Sheriff's dispatch.
- Sheriff's non-emergency dispatch does not have the list of currently licensed STRs and the contact information for them (local contact and owner). Because dispatch does not have the contact info for STRs, they end up dispatching a Sheriff instead of calling the STR Local Contact or Owner to take care of the problem.
- Our current system of fielding noise complaints is using **MORE Rivco Sheriff resources** than it should. Most STR nuisance complaints can and should be taken care of directly by the STR Local Contact or Owner.
- It's difficult to get residents to use the 800# instead of calling the Sheriff's department. Residents who need to call-in a complaint are likely under duress and will probably continue to call the Sheriff's department instead of the 800#. We know this based on past experience. These are the same residents that

receive an annual notification of a licensed STR operating nearby which includes the 800# for complaints.

Attached is a DRAFT Complaint Flow Chart that uses RivCo Sheriff's non-emergency dispatch to receive nuisance complaints from residents. The idea is to give dispatch the information they need to call the STR Local Contact directly to resolve the complaint. In order to do this, RivCo would need to add personnel to their dispatch center and provide the information they need to contact STR Local Contacts directly. This will prevent dispatching Sheriffs to take care of an STR problem unless the Local Contact is not available (which is a violation in-itself).

VRONRC is recommending that the calls go through the Rivco Sheriff's non-emergency dispatch and that they follow the flow chart in the attached document. This will do several things:

- It will identify unlicensed STRs and their information will go to Rivco code enforcement.
- It will motivate current STR owners/managers to communicate with their neighbors (as they should per Ord 927) so that nuisance calls will go directly to the STR Local contact and/or Owner.
- It gives the Sheriff's dispatch an option to call the STR Local contact and/or Owner instead of deploying a Sheriff to the property, provided that:
  - The STR Local contact and/or Owner information is current and
  - The STR Local contact and/or Owner answers the call from dispatch reporting the nuisance
- Most STR nuisance complaints will be resolved without Sheriff intervention
- If Sheriff intervention is required to eliminate an STR nuisance, then the STR will receive a violation.

Our current system is over-using our Sheriff's when the STR Local contact should be doing the work of controlling their guests.

VRONRC is interested and available to help Riverside County solve its STR problems. We would like to be involved in drafting the revised Ordinance 927 so that it's effective at minimizing problems caused by STRs. We want to avoid adding burdensome regulations that use RivCo resources and STR management resources and don't address the main problems: excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of trash.

Thank you for your time. I look forward to a productive relationship!

Alex DeCarlo
VRONRC Leadership Team
951-331-1515

From: Alin Maxon <amax@cox.net>

Sent: Thursday, January 6, 2022 11:45 AM

To: Jones, Steven

Subject: Idyllwild Short Term Rental - In support of short term rentals but not signage and penalties

Follow Up Flag: Follow up

Flag Status: Flagged

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Dear Steven,

I am a Riverside County homeowner who makes my property available as a Short-Term Rental (STR), and I also enjoy using my cabin when I can. I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees.

Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information.

Not only will such signs be an eyesore in our beautiful neighborhoods, but they're *a flag to passers-by that this property may be vacant and why is that necessary at all? It doesn't make sense. My home already was vandalized once and I really don't want to go through that experience again.*

This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Sincerely,

Alin Maxon

I’m not sure if you need the property address to ensure that I in fact am the property owner but just in case that is beneficial here is the property address of my Idyllwild property:

25841 Shady View Drive, Idyllwild, CA 92549

From: tricia kuehl <tricia.kuehl@yahoo.com>
Sent: Sunday, January 2, 2022 6:09 PM
To: Jones, Steven
Subject: Odinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello

Can you please let me know the status of Ordinance 927.1? When is the County holding the public hearing regarding the short term rental issues that were discussed in the grand jury findings?

Thank you for your help!

Tricia Kuehl
Temecula Wine Country resident

From: Christina M. Felice <christina@felicephotography.com>
Sent: Saturday, January 1, 2022 12:08 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area

residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Christina M. Felice
323.793.4072
http://christinamfelice.com/
http://instagram.com/sono_felice

From: David Wall <davidwallnut35@gmail.com>
Sent: Friday, December 31, 2021 3:29 PM
To: Jones, Steven
Subject: Draft Ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear, Steven Jones

I am a property owner in Idyllwild and I have some very serious concerns regarding the proposed revisions to Draft Ordinance 927. Examples of some of the concerns I have include increased fees for homeowners and the requirement to implement unattractive signs that impact the beauty of our community and will absolutely attract potential burglars to our homes. Who is going to take responsibility when our homes are broken into because of this shortsighted regulation? The abuse of the privacy rights of law-abiding, tax-paying homeowners is also an issue. As for increased fees for homeowners, it is clear that the tax-paying homeowners are already overburdened with fees and taxes.

Instead of addressing the much-needed enforcement of noise violations and public nuisance complaints, it again places undue burdens on owners. These revisions could set precedents that could infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

The focus needs to be on the real issue: Enforcement of the Rules that are already in place. Homeowners expect their representatives to protect their privacy rights as well as their property rights. Enforcement would alleviate the noise and nuisance concerns.

Thank you,
David Wall

From: Sarah Wall <sarahhelenawall@gmail.com>
Sent: Friday, December 31, 2021 12:52 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steve Jones,

I am a property owner in Idyllwild and I have some very serious concerns regarding the proposed revisions to Draft Ordinance 927. Examples of some of the concerns I have include increased fees for homeowners and the requirement to implement unattractive signs that impact the beauty of our community and will absolutely attract potential burglars to our homes. Who is going to take responsibility when our homes are broken into because of this shortsighted regulation? The abuse of the privacy rights of law-abiding, tax-paying homeowners is also an issue. As for increased fees for homeowners, it is clear that the tax-paying homeowners are already overburdened with fees and taxes.

Instead of addressing the much-needed enforcement of noise violations and public nuisance complaints, it again places undue burdens on owners. These revisions could set precedents that could infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

The focus needs to be on the real issue: Enforcement of the Rules that are already in place. Homeowners expect their representatives to protect their privacy rights as well as their property rights. Enforcement would alleviate the noise and nuisance concerns.

Thank you,

Sarah Wall

From: Deb <trubbledog@aol.com>
Sent: Thursday, December 30, 2021 10:55 AM
To: Jones, Steven
Subject: STR's opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Idyllwild Guardians!
I am a long time owner of a home in Idyllwild. I am adamantly opposed to B&B's for various reasons.
This is our quiet community. We don't want bright lights, noisy parties, garbage, traffic, parking situations, etc. The list goes on.

We did not buy up here to put up with parties. STR's are something we should fight tooth and nail.

Please don't allow this in our beautiful neighborhood. Please don't destroy our beautiful dark skies and our wonderful wildlife that survive on dark and quiet. WE are all caretakers of this wondrous nature.

Thank you for listening.
Deborah Zak
Proud owner on Rising Glen

From: cartoonerz@aol.com
Sent: Thursday, December 30, 2021 10:03 AM
To: Jones, Steven
Subject: Letter - Ordinance #927.1 - Idyllwild California

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello.

I am writing regarding the pending Draft Ordinance 927.1 affecting Short Term Rentals in Idyllwild, California.

As an Idyllwild homeowner of over 30 years at 53301 Rising Glen in the Fern Valley area, I had purchased the home for the peace, serenity and pleasantness of the area to enjoy and care for the natural beauty of Idyllwild.

It has become increasing and alarmingly obvious that there is a fast growing and ever more urgent need for stronger and more stringent controls and regulations in place for Short Term Rentals. In particular. with regard to what has become an increasing blight of operations such as AirBNBs, etc.

More often than not, the peace of mind to which we are all entitled to up in Idyllwild is now being consistently violated by the loud music, party noise and bright lights of renters who come up here to simply do what they want without consideration of neighbors nor the environment.

I have personally had to confront people at such rentals who carelessly smoke and simply toss their cigarette and cigar butts wherever they please and are usually hostile to being asked not to do so. In this intensely fire prone California area, the danger is obviously more than self-evident.

The lights and noise also have a detrimental effect on the wildlife and certainly defeats any concept of "Dark Skies." The wildlife we have long shared our lives with is becoming ever more and more scarce.

I used to be able to go outside see the beauty of the Milky Way in the night sky. That has become all but impossible due to the ambient light that now pervades in the area.

I realize that rentals have long been an integral part of Idyllwild's fabric and economy. I do not have any issue with responsible owners who may rent their cabins so that others may also enjoy the community and environs.

Unfortunately, there seems to be a major movement by outside investors to simply buy up properties to turn them into constant and irresponsibly run businesses. To them, Idyllwild is become nothing more than something to callously exploit.

I receive calls at least several times a week from concerns trying to buy our house for the purposes of turning it into an AirBNB type of operation. These are not "homeowners." They are outside business concerns seeking to exploit the area without any true regard for the area and lifestyle.

Not to put too fine a point on it, but basically Idyllwild and the surrounding area are under greedy assault by outside interests.

I advocate passage of Ordinance #927.1 with enforceable regulations, strict regulatory laws and substantial fees paid by owners who are truly just operating a business in order to adequately cover the costs of effective and vigilant enforcement.

Please act decisively before the beauty and lifestyle of Idyllwild becomes just a memory.

Thank you.

Thomas Tataranowicz
310-317-8668

From: Sophie Cooper <sophiecooper226@gmail.com>
Sent: Tuesday, December 28, 2021 10:20 AM
To: District3 Information; Supervisor Jeffries - 1st District; District2; District 4 Supervisor V. Manuel Perez; District5; Jones, Steven
Subject: STRs in Idyllwild

Follow Up Flag: Follow up
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Dear Steven,

I have been a frequent visitor of Idyllwild for the past decade, and I often rely on short term rentals or airbnbs for my stay. I have serious concerns about some of the proposed revisions to Draft Ordinance 927.1. Some of those revisions—including increased fees for homeowners, and the requirement to implement unattractive signs that will both impact the beauty of our community and attract potential burglars to homes that are sometimes unoccupied—are problematic.

Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, it places undue burdens on owners and could set precedents that could infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR). Instead of going down the slippery slope of property rights, let's focus on the real need: enforcement of the rules that are already in place. Let's designate a County official who can focus on enforcement, funded by the collection of the Transient Occupancy Tax, rather than putting that burden on owners.

These short term rentals make it possible for me to visit this beautiful town, see family, and contribute to the local economy.

Thank you,

Sophie Cooper

From: Jeremy Dunworth <jeremydunworth@gmail.com>
Sent: Monday, December 27, 2021 10:13 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Jeremy Dunworth
Subject: Regulation of Short Term Vacation Rentals in Riverside County and draft ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

I was alerted to the existed of a proposed ordinance improving regulation of short term vacation rentals in Idyllwild by a mailing from IdyllwildVRO.org. I and my wife are property owners in Idyllwild who do not rent out our home. I have serious concerns about the opposition to Draft Ordinance 927.1. I reviewed the ordinance and I find that the proposed regulations are well drafted and effective. In fact, I specifically think the the increased fees for homeowners, the requirement to implement informative signs, and the requirement for short term vacation rental operators to respond within 60 minutes to complaints regarding the condition or operation of the Short Term Rental or Guests' conduct at the Short Term Rental will improve the quality of our community and relations between short term vacation rental operators and other residents and owners.

I believe that the ordinance as drafted will address much-needed enforcement for noise violations and public nuisance complaints, by placing reasonable burdens on short term rental owners and will provide accountability for the personal choices made by short term rental owners. The only thing I would change in the draft ordinance is that I would increase the annual permit fee for short term vacation rentals. I suggest $2500.

Thank you for all you do for our community and I hope Ordinance 927 is adopted and encourages responsible behavior among short term vacation rental owners and their customers.

Sincerely
Jeremy Dunworth
Residences in San Diego and Idyllwild

858 449 8565

From: pattona@fastmail.net
Sent: Monday, December 27, 2021 11:13 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3; District 4 Supervisor V. Manuel Perez; District5; kelly@experienceidyllwild.com; erin@experienceidyllwild.com
Subject: Draft Riverside Co. 927.1: No Exterior Sign Please

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

As way of introduction, my husband and I have owned a residence on Tahquitz Dr. in Idyllwild since 2001. This is a cabin that was originally purchased by my father in law in 1990 as a year round home and was passed to us when he died in 2001. Although we've never lived full-time in Idyllwild we've considered ourselves part-time members of the community since we've been visiting Idyllwild and patronizing its businesses for over 30 years. We've made friends with full-time residents and our neighbors. We even allowed a movie "Don't Look Back" to be filmed in the property as a way to boost the Idyllwild economy in 2013. This was not a money-maker for us but the film crew hired local extras, had meals catered and rented other local properties to house actors and crew and all around featured and patronized other businesses of which generated sales and transient occupancy tax and revenue for the County during a really bleak economic time. We were happy to do it as spending time in Idyllwild and its high country has brought us so much joy over the years.

Responsible owners and operators like us want reasonable and enforceable rules. Inconsiderate guests, owners and operators impact everyone and usually include property damage and other issues. When we placed this family home into vacation rental service over twenty years ago we did and still regularly reach out to our neighbors to ensure our guests are not causing problems. They have our number as well as our property manager's contact info.

Currently we or our property manager meet all of the requirements in the proposed ordinance except for the exterior sign requirement. I have a grave concern about effectively advertising that our home is a vacant home for much of the month or that the guests may be unfamiliar with the area. It's been a while but there was a real problem a few years back with homeless people moving into unoccupied properties. There was a further problem with a series of "Hot Burglaries" whereby someone was targeting tourists and would come in while folks were sleeping and taking wallets and purses. I don't know if that person was ever caught. Since the draft ordinance requires that this same information be given to neighbors within 300 feet of the property, I see no benefit to the signage other than elevating the risk for break-ins and danger to guests of the property.

Should you have a need for further information please reply by return email. Thank you for your attention and consideration of our public comment.

Sincerely,
Arlene and Lindsay Patton

From: Wayne Donaldson <mwdonaldson13@yahoo.com>
Sent: Sunday, December 26, 2021 10:19 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Milford Wayne Donaldson
Subject: Riverdside County Draft Ordinance 927

Follow Up Flag: Follow up
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Dear Steven,

I'm a Riverside County homeowner who makes my property at 52895 Big Rock Road, Pine Cove (Idyllwild) CA 92549, available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such

enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Milford Wayne Donaldson, FAIA
Architect Milford Wayne Donaldson FAIA
7754 Greenridge Way
Fair Oaks, CA 95628

(916) 532-8004
mwdonaldson13@yahoo.com

From: Tony Soto <tony.j.soto@outlook.com>
Sent: Saturday, December 25, 2021 8:39 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns regarding Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones, et al

I currently own a second home in the unincorporated area in Idyllwild and have concerns regarding Draft Ordinance 927.1. This is our vacation home that we currently rent out part time as a (Short Term Rental) and are using the rental income to help pay a portion for this house as our plan for retirement. To help assist our children (one with a strong case of ADHD) with their on-line education and to lower her risk of infection due to her own health concerns, my wife took off work the bulk of 2020 during the pandemic. Renting out our cabin as a STR has been a significant contributing factor in helping replace some of our lost income and preserving our future nest egg.

These are some additional concerns that I have:

* Section 8N: Forcing a homeowner to advertise that their house with an STR sign is a recipe for disaster. It's well known that rentals make easy targets for break-ins and theft.
* Section 8D/8N: Many people with mountain vacation homes have names for their properties and some like us have a cute sign with the name on the property. Do we to remove this if someone arbitrarily considers it an advertisement?
* Section 8D: I feel like the town is being turned into a big homeowner's association. I understand the intent but things like monitoring paint seems too big brother-like or allowing someone to file a complaint about paint can easily lead to abuse.
* Section 8I: If I am understanding this correctly, a family of 3 can't rent a home if there is only one parking space. This tells me that the real intent of this ordinance isn't to have reasonable policies in place for STRs but rather to find ways to slowly remove them. Also, the 1 person per 200 square feet rule is arbitrary, can be impractical, and difficult to enforce.
* Section 10: This is clearly onerous, excessively bureaucratic for all parties involved including for County staff and can increase costs across the board. This section supports that the notion that the intent of the legislation is to find ways to remove STRs rather than make them work.
* Section 11: Considering each day for a violation to continue as a separate offense is impractical when one considers how long it often takes for a violation to even be brought to a party(ies) attention, especially when such notice is done via paperwork and mail.
* In general, it seems like all owners are being punished for the actions of some renters. Though admittedly few, there are cases where someone uses such policies to frame another party to achieve their agenda. Anyway, I believe a wiser policy should focus on ensuring renters are the ones responsible for their own actions and that renters are made aware of their responsibilities as is typically already done in rental agreements done by good property owners and managers.

The businesses in Idyllwild relies largely on tourists. Efforts to reduce tourists by targeting STRs are counter-productive and will ironically diminish the appeal of the town over time with less revenues flowing in.
My wife and I love Idyllwild. There is a charm there not found in many other places. I'm sure more effective and less burdensome policies can be put in place that better address many issues that people have. There are items in this legislation that can help, such as a good neighbor brochure. Let's work towards things like that and not add bureaucracy.

Respectfully,
Tony Soto

From: Mark Muzilla <mmuzilla@hotmail.com>
Sent: Friday, December 24, 2021 12:19 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

We are Riverside County homeowners who recently bought a property in Idyllwild on Doubleview Drive.

My wife and I are writing to express support for the draft revision of Ordinance 927.1. We believe the changes are reasonable and will help hold those who are engaging in Short Term Rental's accountable for any issues they create.

As new homeowners, we don't even know which properties adjacent/near us are being operated as short-term rentals. Also, even if we determine that they are being used as short-term rentals we don't know who to contact if there are issues. It's very frustrating to effectively have a small motel next to you, not know it and not know who to contact regarding issues.

The new ordinance makes several key changes that are important to keep the neighborhood pleasant.

1. Changing the written notice of a STR from 100ft to 300ft to ensures that neighbors who may be impacted are made aware instead of just the neighbors that are immediately adjacent to the property.
2. Requiring a sign be posted with who to contact that is visible from the street means I now know who to contact if there is an issue. This is hugely important. The current ordinance is essentially useless if we do not know who to contact regarding issues. This also ensures that as houses change hands and new owners move in, they know where the STRs are and who to contact.

We are in full support of the changes. They are reasonable and will ensure accountability of those responsible for the provisions in the current ordinance.

Mark and Grace Muzilla

makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes

to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

From: Amanda St Claire <amanda_india@yahoo.com>
Sent: Friday, December 24, 2021 10:04 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; bricegtb1@gmail.com
Subject: Idyllwild STR Draft Ordinance 927

Follow Up Flag: Follow up
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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.

Dear Steven,

We are Riverside County homeowner who makes our property available as a Short Term Rental (STR) when our family isn't using the home. We are concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, we are writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus,

advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is our hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, we again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

We are not out-of-town greedy city dwellers as so many of the complaints allege. My husband and I are Navy Veterans and we are responsible tax-paying citizens who maintain our property in excellent condition and hold our guests to high standards. We have never had any complaints from our neighbors. We are not opposed to government oversight. We just urge that it be approached in a logical and fair manner. We would also like to see some of the TOT we pay allocated to the community of Idyllwild.
Thank you, Amanda St. Claire & Gary Brice

From: michael angeloff <michaelangeloff7@gmail.com>
Sent: Thursday, December 23, 2021 4:35 PM
To: Jones, Steven
Subject: please vote no on short term rental regulations in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr Jones

I am a local attorney and property owner in Idyllwild. I also own a short term rental in Idyllwild. This correspondence is being sent to you to encourage you to vote NO on the pending implementation of additional short term rental regulations.

We have NEVER had a complaint about our tenants or occupants. We believe that additional bureaucracy will offer no magic bullet to improve behavior or enforcement of short term rentals . I have been for decades and believe that the additional costs for some as yet untenantable security, ths "sign" out front and square footage regulations are unnecessary and violative of our right to contract and use our property as we see fit..

We are responsible owners and our property is literally named "Paradise in the Pines" . Please do not interfere with what has been a very successful business and integral part of my retirement..

As it sits now, our business is win, win . The restaurant owners win, the local business owners win, the city wins. This is an unnecessary and overblown attempt to micromanage my business and as such, I assure you , I will take any and all actions, including litigation if necessary, to fight any overblown and unnecessary interference with my rights as a citizen and property owner. . Thank you for your consideration./ Michael Angeloff

From: Jim Casey <jim@painless.tv>
Sent: Thursday, December 23, 2021 10:07 AM
To: Jones, Steven
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

I first discovered Idyllwild 32 years ago as a young rock climber and immediately fell in love with the area, renting homes for weekend stays whenever possible. My wife and I were only recently able to afford a home in Idyllwild, and were fortunate enough to buy one of the many weekend rentals we'd enjoyed during the past three decades. We've spent the better part of the past 6 months improving the home, making it safer, more eco-friendly and more visually pleasing to neighbors, while pouring tens of thousands of dollars into local businesses.

We only wish to introduce others to this charming community in the same way we were introduced, and in turn, continue to help sustain its delicate economy through the occasional Short Term Rental (STR) of our home, which we've listed with a small Idyllwild-based rental service.

I'm, of course, writing to you in regards to the proposed revisions to Draft Ordinance 927.1. These revisions do not appear to be an effective solution to the community's concerns, but rather a gateway to a new stable of problems. If disturbances have, in fact, increased in frequency, the solution is to identify and fine the *violators*, thereby creating a database in the process that categorizes offenders and informs future legislative decisions. The proposed unsightly lawn signs will only advertise unoccupied homes to bad actors, resulting in a higher frequency of break-ins, and far worse crimes if a home presumed to be empty is, in fact, occupied. Forcing law-abiding homeowners to publicly identify their properties as STRs is potentially dangerous and a likely invitation to future litigation against the county.

Perhaps most troubling is that these proposed revisions are apparently being considered without any comprehensive data or statistical analysis. It seems a small but vocal group of residents may be under that impression that short-term "outsiders" may somehow jeopardize Idyllwild's charm. It's a narrow-minded perspective that reflects poorly on our community, especially because the opposite is true: No small community – especially one populated with quaint cafes and gift shops – can thrive on local patronage alone. Visitors to Idyllwild are key to the community's economic health, and in my 30-years of experience, they always have been. Attempting to discourage potential visitors from contributing to our economy will only financially punish local restaurants, gift shops and services.

Rather than mandating that hundreds of homes display lawn signs that compromise safety and privacy and instituting a blanket increase on Certificate fees, please consider allotting a portion of Transient Occupancy Taxes to fund law enforcement officers to issue fines, which in turn, would fund continued enforcement that would properly address our community's concerns. Simply pointing fingers without truly identifying the culprit would be an emotional overreaction, not a practical solution.

I greatly appreciate your time and your attention to this matter.

Warm regards,

James P. Casey
25356 Fernleaf Dr.
Idyllwild, CA 92549

From: Michael Andelson <michael.andelson@gmail.com>
Sent: Thursday, December 23, 2021 8:55 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Michael Andelson
Subject: STR Regulations in Idyllwild

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Mr. Jones,

As a longtime property owner in Idyllwild, I am opposed to short term rentals. Notwithstanding, I understand the County is moving forward on Draft Ordinance 927.1 and that a greater number of STRs are something I will likely have to learn to live with as investors acquire investment properties in the Idyllwild area.

Although I am sure you have heard it all, I bought my cabin in Idyllwild based on the character of the neighborhood, and the fact my cabin was not in a business area, or subjected to typical problems associated with commercial areas, including noise, high traffic volume, trash, and people I do not know.

My cabin is landlocked, except for a recorded easement that provides my family and I, as well as the fire department, ingress and egress. The easement is over my lower neighbor's property. Because the gravel easement is open to allow my use, it provides a convenient place for uninformed visitors (or STR guests) to park. When someone parks on my easement I am required to exit my car, go to my neighbor's home, and request the vehicle be moved. If my neighbor is not at home, and their guest's vehicle remains parked on my easement, I have no way in or out of my cabin except to walk. Moreover, if a vehicle is parked on my easement, there is no way for the fire department to drive up to my cabin should the need occur.

For the reasons set forth above, and in particular the importance of keeping the easement to my cabin open, I oppose STRs. Owners who feel they should be allowed to use their homes for STRs often don't live in the neighborhood, or they see their cabin as a sort of timeshare, where they can visit from time-to-time, but primarily rely on their investment for tax benefits.

The County should not ignore the negative impacts of STRs. No matter how good the efforts to control noise, increased traffic, trash, and the increased activity of having multiple people occupy a cabin for a "fun weekend", those of us who bought and look to our properties for the peace and quiet, are adversely impacted.

The County should maintain the strictest of standards, with 24 hour property STR contacts, and immediate response time for nighttime noise complaints. It is of little value when noise complaints at 10 pm are not answered until "the next business day." While STR owners often argue, "Instead of going down the slippery slope of property rights, let's focus on the real need: enforcement of the rules…" the reality is no matter how well intended, government is unable to effectively address immediate problems. Onsite property owners are the most effective means of enforcing problems associated with STRs. Anything short of that requirement is problematic.

Thank you for not forgetting the legitimate needs of property owners who are not using their cabins for a tax write-off.

Michael Andelson
54165 Strawberry Valley Dr.
Idyllwild

Sent from Mail for Windows

From: Nona Solowitz <nona@solowitzyehcpa.com>
Sent: Wednesday, December 22, 2021 5:46 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: STR

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.

Please read:

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the

licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Stay Well, Stay Safe, Stay Healthy



Nona S Solowitz CPA, CGMA
Managing Partner

Solowitz | YEH
CERTIFIED PUBLIC ACCOUNTANTS

760.423.0133
nona@solowitzyehcpa.com
solowitzyehcpa.com
71-650 Sahara Road, Suite 1, Rancho Mirage, CA 92270

Due to the ***high volume*** of emails, phone calls, and client appointments, please allow 1-2 business days to allow me to respond to your email. I will respond to your message in the order received. If you need immediate assistance, please call our office and someone will be happy to assist you.

PRIVILEGED AND CONFIDENTIAL
This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client, accountant-client, or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me at the above

email address. Thank you.

Stay Well, Stay Safe, Stay Healthy



Nona S Solowitz CPA, CGMA
Managing Partner

Solowitz | YEH
CERTIFIED PUBLIC ACCOUNTANTS

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nona@solowitzyehcpa.com
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From: Jawad Mohammad <aardjawad@me.com>
Sent: Tuesday, December 21, 2021 5:45 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Homeowner concerns regarding STR ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I'm a writing to you as a concerned property owner in Idyllwild-Pine Cove area in Riverside County. I have a permit to use my property as a short term rental, and observe all rules set forth by county ordinances. I would like to convey my deep concerns with proposed changes in the draft Ordinance 927.1.

I ask the County to reconsider these, particularly the proposed signage and notification requirements.

Section 8 (N) states that owners will be required to post a street-visible sign which includes their name and phone number. Not only would such signs be unsightly in our beautiful community, this poses a privacy and security risk for guests and the property. The signage is a beacon for burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in higher crime and less safe neighborhoods. Broadcasting names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but it not clear as to the responsibility of the County upon submitting of the report.

The revised ordinance 927.1 adds to bureaucracy and put us at safety risk. The new rules penalizes responsible homeowners. Instead, I recommend focusing on enforcement of existing rules and regulations. The bad actors will continue to ignore the rules. The proposed changes only burdens those of us who want to do the right thing.

I urge you to not proceed with these revisions and instead focus on better enforcement of the existing ordinances.

Thank you for your consideration,

Jawad Mohammad
Riverside County Resident and Homeowner

From: Capaci-Northcutt <artjnky@pacbell.net>
Sent: Tuesday, December 21, 2021 4:51 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns about Short Term Rental (STR) Regulations in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear County Representatives for Idyllwild,

RE: Short Term Rental (STR) Regulations in Idyllwild

As a long-term property owner in Idyllwild, I have serious concerns about the proposed revisions to Draft Ordinance 927.1.

These proposed revisions include increased fees for homeowners, in addition to the requirement to implement unattractive signs -- signs that would impact the beauty of the Idyllwild community and attract potential burglars to homes that are sometimes unoccupied. This is highly problematic.

Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, the proposed revisions place restrictions on owners. The proposed revisions could set precedents that may infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

Idyllwild needs to have the ability to enforce current rules for disturbances.
HOW TO DO THIS? This could be done by a designated enforcement officer (County official or Sheriff deputy) authorized to issue fines, have vehicles towed, and document repeat offenders whose short-term rentals are abusing the system.

HOW FUNDED?
1) Earmark a portion of the Transient Occupancy Tax for this specific enforcement.
According to the County's Grand Jury Report, STRs generated 1.6 million dollars in transient occupancy tax in 2020.
2) Additional revenue for such enforcement could be generated by an increase in the occupancy tax and supplemented by the fines 'the dedicated officer' issues to the short-term renters who violate noise and parking ordinances.

Thank you for your consideration.

Nick Capaci
artjnky@pacbell.net

From: Jonde Northcutt <jnorthcutt@mac.com>
Sent: Tuesday, December 21, 2021 4:51 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns about Short Term Rental (STR) Regulations in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear County Representatives for Idyllwild,

RE: Short Term Rental (STR) Regulations in Idyllwild

As a 40-plus year property owner in Idyllwild, I have serious concerns about the proposed revisions to Draft Ordinance 927.1.

These proposed revisions include increased fees for homeowners, in addition to the requirement to implement unattractive signs -- signs that would impact the beauty of the Idyllwild community and attract potential burglars to homes that are sometimes unoccupied. This is highly problematic.

Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, the proposed revisions place restrictions on owners. The proposed revisions could set precedents that may infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

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2) Additional revenue for such enforcement could be generated by an increase in the occupancy tax and supplemented by the fines 'the dedicated officer' issues to the short-term renters who violate noise and parking ordinances.

Thank you for your consideration.

Jonde Northcutt
jnorthcutt@mac.com

From: Lea Deesing <leadeesing@gmail.com>
Sent: Tuesday, December 21, 2021 4:42 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Short term rental concerns

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I hope you are well.

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees,, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for

violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Norman and Lea Deesing

Sent from my iPhone

From: Mike Clarken <mikeclarken@gmail.com>
Sent: Tuesday, December 21, 2021 2:09 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: in SUPPORT of DO 927 revisions

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

As a property owner in Idyllwild I am writing ***in support of*** some of the proposed revisions to Draft Ordinance 927.

Some of those revisions—including increased fees for homeowners, *which is where costs should be incurred*, and the requirement to implement signs *that will make it possible for homeowners to be held accountable for the impacts of their business in a residential area*, are a step in the right direction. The argument that these signs are unattractive and invite burglary are ridiculous as Idyllwild homes are already replete with a) signs (!), and b) part-time residency.

I am also, of course, in favor of much-needed enforcement for noise violations and public nuisance complaints. *This is not a private property rights issue* the minute the STR owners start operating their home as a business. I am not against STRs, but if we are going to continue to allow mini-motels in our residential neighborhood, let's treat them that way as a community.

Thank you,

Mike Clarken, Idyllwild

From: Ilia Florentin <ilia.florentin@gmail.com>
Sent: Tuesday, December 21, 2021 12:15 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Letter to express my concerns about draft Ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

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Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Ilia Florentin

--
Ilia Florentin
Email: ilia.florentin@gmail.com
US cell: (310) 948-8401

From: Douglas Crews <dougcrews@gmail.com>
Sent: Tuesday, December 21, 2021 12:02 PM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
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Mr. Jones and others-

We own property in Riverside County which we occasionally make available as a Short Term Rental. We've recently become aware of proposed changes to county laws which seem likely to degrade our neighborhood with useless and counterproductive ordinances.

Specifically, increased STR Certificate fees are not a valid solution to the concerns of regulatory enforcement. We think a better solution would be to ensure we're collecting all the revenue from Transient Occupancy Taxes and violation fines. In addition, a dedicated enforcement officer would go a long way toward addressing community concerns regarding noise complaints, illegally parked vehicles, etc.

Similarly, requiring owners to self-report complaints within two days is excessively burdensome, and fails to describe what the County will do in response. Is this simply to gather data to be stashed in a filing cabinet? And requiring a sign on STR properties will be an eyesore and a clear indication to burglars which houses are occasionally empty and may have unfamiliar faces. This seems likely to increase crime in our beautiful tranquil neighborhoods, with no real benefit to the neighbors.

Instead of unfairly increasing fees and regulations across the board, we would urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

Nobody wants neighborhoods that are full of noise complaints, jumbled vehicles, and frequent loud parties. As responsible owners of a property that occasionally is rented out, we take these concerns seriously. We live there too, at least part of the time, and we have no desire to see our peaceful, beautiful community be dragged down by inconsiderate guests. To the extent that such complaints are inevitable in any neighborhood, we would suggest that a comprehensive database be kept of all STR complaints so that we have an accurate picture of what problem(s) we need to solve.

Please reconsider the provisions of Draft Ordinance 927.1. We think the solution is worse than the problem.

Thank you,

-Douglas & Ellen Crews
Idyllwild

From: Griess, Christopher <cgriess@casinopauma.com>
Sent: Tuesday, December 21, 2021 7:59 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1 doesn't work.

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

I'm a Idyllwild homeowner who makes my property available sometimes as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally

operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Chris Griess | **Database Marketing Manager**
Direct Line | 760-891-7951

Casino Pauma
YOUR CASINO

From: Terri Savage <tlsavage@verizon.net>
Sent: Monday, December 20, 2021 6:18 PM
To: Jones, Steven
Cc: tlsavage@verizon.net
Subject: FW: Short Term Rentals in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Steven,

I only have a 450 square foot cabin that fits only 4 people. It's walking distance to town. This cabin has been in my family since the 50's. I'm 72 years old

And the only way I can afford to keep this cabin is by doing short term rentals and I have never had a complaint from my neighbors. This cabin is my pride and joy

I feel the owners that are abusing the system should be penalized, not the rest of us that are keeping our town clean, noise conscience, and beautiful.

This ordinance is another way for us to lose our property rights and freedom. It will also in courage break ins. Bringing in the bad guys is not going to

Help beautify our community.

I'm a Riverside County homeowner who makes property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from

Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Terri Savage Idyllwild property owner
tlsavage@verizon.net

From: J R <mopsos.jr@gmail.com>
Sent: Monday, December 20, 2021 1:26 PM
Subject: NO to 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Supervisor,

As a small business and property owner in Idyllwild I have serious concerns about some of the proposed revisions to Draft Ordinance 927.1. Some of those revisions—including increased fees for homeowners, and the requirement to implement unattractive signs that will both impact the beauty of our community and attract potential burglars to homes that are sometimes unoccupied—are problematic.

I have seen substantial economic benefit in our community as a result of short-term rentals, and I fear that 927.1 is taking the wrong approach. Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, it places undue burdens on owners. It further violates the simple American right to use of our properties and could constitute and unfair, unconstitutional and uncompensated taking of our properties by the county. While this last issue will likely be resolved by the US Supreme Court in short order by existing cases moving towards the bench, this County could choose to not listen to a small, vocal minority of owners who seek to regulate to overregulate and instead champion the rights of property owners. Further, many of the STR owners are first time 2nd home owners and many represent various minority communities. The only way many of these owners can invest in our town, and enjoy property ownership, is to rent out their home when they are not in residence. As often happens, a few weathier, vocal and largely white property owners seem to wish to redline Idyllwild and disenfranchise less monied owners and people of color.

Our community has suffered from a lack of tourism in the past, but we are now thriving. Tourists pay occupancy taxes that can help fund proper enforcement of county ordinances, Further, they spend their money in our community, which generates sales tax revenue for the County which, in turn, helps further improve our area. Let's not risk jeopardizing the positive community and economic growth we've been experiencing by negatively impacting owners. Instead, let's designate a County official who can focus on enforcement, funded by the collection of the Transient Occupancy Tax.

Idyllwild wants both tourists and enforcement of the rules that are already in place. What we don't want is to discourage STR owners from remaining in business and remaining in compliance. The health of our community depends on it.

Thank you,

John RInaldi

SHORT TERM RENTAL PETITION – PLEASE READ AND SIGN -

We, the undersigned residents of Idyllwild/Pine Cove/Mountain Center are deeply concerned regarding the multiple and immediate threats to our community posed by short term rentals (STRs - homes rented for less than 30 days at a time). Specifically we are concerned about:

- LOUD NOISE AND PARTY VIOLATIONS (ordinance 347)
- INCREASED SECURITY PROBLEMS
- ILLEGAL ON & OFF STREET PARKING
- INCREASED FIRE HAZARDS
- INCREASED WATER USE AND TRASH
- DANGER TO OUR DRINKING WATER FROM SEPTIC OVERCAPACITY
- STRs CREATING A LONG TERM HOUSING SHORTAGE
- LACK OF ENFORCEMENT OF COUNTY ORDINANCES

We therefore urge the County to:

1) enact an immediate one year moratorium on the issuance of any new STRs;

2) substantially increase fines and renewal fees for STRs to pay for full time, dedicated, local enforcement officers to be on duty 24/7 and to pay for a license/permit inspection officer;

3) institute a regular and frequent inspection program for registered STRs, insuring that they comply with all codes; and to identify all STRs that are operating without registering and make them register and pass inspection;

4) rescind the licenses from all STRs that do not comply with the current or soon to be revised 927 Ordinance and all applicable codes and inspections; and

5) update the current STR Ordinance to include a prohibition of any amplified noise that can be heard on the neighboring property.

All of this must be done promptly to preserve the safety, health and welfare of our communities.

We urge the Board of Supervisors to act NOW, before it is too late.

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James C Fogg		Yes
Sandra Tatich		yes
Whitney Corrado	bluesincerity@hotmail.com	Yes
Laura McGuigan		YO

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Kassy Negrete	kassynegretoc@gmail.com	Y over 30 yes

SHORT TERM RENTALS IN IDYLLWILD/PINE COVE/FERN VALLEY/ MOUNTAIN CENTER

A 12 MONTH MORATORIUM PROPOSAL

A 12 month moratorium on the issuance of any new STR application approvals is necessary because:

1. Although the county Civil Grand Jury Report states there are 355 registered STR's in our area an in-depth review of online advertising of STR's shows, without duplication, there are actually 564 STR's. This is a difference of 209 units or 59% more than reported. And more are being added every week.
2. According to county fire department data there are less than 3,600 total parcels of property in all of Idyllwild/Pine Cove with approximately 95 % of those or 3,400 being residential. This means that right now as of December, 2021 more than 1 in 6 homes in our community are STR's. This explosion of growth in STR's is creating a tremendous strain on the safety, peace and tranquility of our neighborhoods.
3. We as a community are unique in that we are surrounded by state, county and federal preserve. There is no room for additional housing. Thus, every STR conversion means there is one less home for full time renters and homeowners who contribute so much to the community. The full time or nearly full time folks are the ones who volunteer for the art councils, the Friends of Library, the Rotary Club and so forth helping to make Idyllwild an attractive place to live, work and visit. They are also the ones (or should be the ones) working in the local restaurants, shops and supermarkets but right now they cannot find local housing options due in large measure to the growth of STR's.
4. The proliferation of STR's, gone unchecked and unregulated with forever destroy the most precious resource our community has – it's neighborhoods.

A 12 month moratorium on the issuance of new STR applications will have the following benefits:

1. It will give the Board of Supervisors time to preserve the *status quo* while the new regulations under consideration are being formulated, discussed and implemented.
2. It will allow the county time to identify and pursue all unregistered STR's in our area and either force them to register or cease operations. As noted there are over 200 now operating without being registered. If all these units were to pay the same average TOT as listed in the Grand Jury Report this would be an extra $600,000 in TOT to the county to use for code enforcement; this, in addition to the $1,026,000 estimated to be collected currently from our area. Application and renewal fees and fines would of course add to that.

In summary, a 12 month moratorium on the approval of any new STR's for Idyllwild/Pine Cove/Fern Valley and Mountain Center will allow both the county and our community to take a breath, take stock of what is actually going on, and provide time to implement the new standards and policies contained in the revised 927 ordinance for long term, long lasting solutions.

From:	Brian M Tracy <brianmtracy@gmail.com>
Sent:	Sunday, December 19, 2021 3:26 PM
To:	Washington, Carolyn
Cc:	Brock, Robyn; Rodriguez, Sarah; Jones, Steven; Peter Szabadi; Joel Feingold; Gregg Gittler
Subject:	Idyllwild/Pine Cove Short Term Rental Petition
Attachments:	SHORT TERM RENTAL PETITION WITH SIGN PAGE.pdf; IdyPine Cove STR Petition Signatures 11.10.21.pdf; 12 Month STR Moratorium Proposal SHORT TERM RENTALS IN IDYLLWILD.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

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Supervisor Washington,

We are pleased to know that you and your staff will still be with us for another year as the new supervisory districts are being implemented. This past year our group of concerned citizens have been working with our community, reaching out about the problems created by the proliferation of Short Term Rentals (STR's) in the Idyllwild/Pine Cove area.

In recognition of these problems, we know the county has been working on revising the existing 927 STR Ordinance. The county has requested the input of our residents to formulate a solution recognizing that the current ordinance has proven to be ineffective in light of the recent developments. So, in addition to sending Sr. Planner Steven Jones our individual emails, we have, during the past several months, asked the residents of our community, Idyllwild, Pine Cove, Fern Valley and Mountain Center to express their views by circulating a petition (see attached) which identifies many of the problems and suggests possible remedies to be included in the revised ordinance.

To date over one thousand people have signed our petition. Over 260 in person (see attached signature & petition PDF's) and almost 800 online at change.org: https://www.change.org/p/riverside-county-board-of-supervisors-short-term-rentals

Right now, according to the county's own Civil Grand Jury's Report, our area represents over 60% of the current permits in unincorporated Riverside County. Therefore, in our petition our most important and urgent request is that the Board of Supervisors put in effect a temporary twelve (12) month moratorium on issuing any new permits in our area of the county (Idyllwild/Pine Cove/Fern Valley/Mountain Center) to give the Board of Supervisors time to preserve the status quo while the new regulations under consideration are being formulated, discussed and implemented. Please see attached proposal.

Thank you for your consideration of the foregoing. We would welcome the opportunity to meet with yourself and/or members of your staff to discuss these issues. Our goal is to be a part of a cooperative, coordinated effort that will preserve the health of both our neighborhoods and local businesses.

Brian Tracy Peter Szabadi Joel Feingold Gregg Gittler

From: Michael Vander Vorst <mvandervorst@pacbell.net>
Sent: Sunday, December 19, 2021 9:33 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance (927.1)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

We have been renting out cabin in Idyllwild as a short term rental for over 20 years through a property manager in Idyllwild. The total time rented is only about 6 weeks per year, but it makes our cabin affordable to us in the beautiful mountains. The burdensome requirements of Ordinance 927.1 may force us to not rent out the cabin, and the cabin may become unaffordable. We have had no issues in all this time with noise or disorder. Neither have our neighbors on the hill. We beg you to please vote against this ordnance.

I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful

neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Karen and Michael Vander Vorst

From: James Meyer <jamesmeyer@maroonplanet.com>
Sent: Sunday, December 19, 2021 7:38 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Support STRs in Riverside County wisely

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I own a Short Term Rental (STR) in Riverside County. I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. If fully support collecting revenue from Transient Occupancy Taxes and violation fines. This is reasonable and make sense to be able to fund programs to address complaints (or false complaints!) and to manage any fines that may result. Places like Palm Springs (where I also own STRs) have been more successful with embracing STRs with the enforcement of regulations and in keeping a public database of complaints both false and real. It exposed those few loud residents who only wish to create problems for owners of STRs and at the same time made those few STR owners who do not really pay attention to their property much more responsible…or they lose the right. It is simple. I encourage the County to look into how Palm Springs has made the STRs businesses very successful not only for the City, tourism, businesses etc. as well as the home owner.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

James M Meyer
52081 Acorn Ln
Idyllwild, CA 94589

From: Janet Goldberg <jangoldberg70@gmail.com>
Sent: Tuesday, December 14, 2021 2:29 PM
To: Jones, Steven
Subject: Idyllwild STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Jones:

I had written to you previously with regard to Big Cedar Glen and our short term rental situation at this time. I have since seen Penelope Smrz's article in the Town Crier and there is a lot of information in that letter that I want to reinforce to you.

First, Ms. Smrz states that the original ordinance regulating STRs was passed in Jan. 2016, signed by Supervisor Washington, but had not been read by anyone involved with STR regulations. At that time, it was felt that regulation might not be in support of the tourism industry but that having STRs would increase TOT revenue. Many STRs are not registered with the County so the TOT tax is hardly an issue. The STRs would qualify as "hotels". However, our R-1A zoning does not permit hotels. Even if the zoning were changed to R3-A, in our area in Idyllwild we should not see any disturbance of residential nature of our community or our natural surroundings. This is not the case.

Houses in Idyllwild were built for full or part time residents, and the use of the septic tanks, leach fields and water resources were meant for residents only, not "hotel" renters.

Now the County freely admits it is permissible to disturb the residential neighborhoods, allowing unpermitted large scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. The residents here are inundated with visitors who park in droves in the area used for post office parking, for grocery store parking and pharmacy parking. The supervisors have turned all of Idyllwild into an R3-A or commercial zone, so that investors from off our Hill can reap their financial rewards operating "hotels" anywhere they wish while local residents pay for that with their tranquility.

I hope that the County will maintain the relied-upon zoning protections which existed when we all bought our homes. You have asked for input from the community with regard to the above problems. I am responding.

Janet Goldberg
Idyllwild resident since 1996
951/659-0709

From: McKinney, Carissa <Carissa_McKinney@PremierInc.com>
Sent: Monday, December 13, 2021 10:12 AM
To: Jones, Steven
Subject: Riverside County - Draft Ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

My husband and I recently purchased a cabin in Idyllwild, CA (Riverside County) in October 2021. We plan to use our cabin mostly for personal family time up in the area, but do also plan to rent our cabin out on a short-term rental (STR) basis for part of the time. Although we have not started renting out our cabin, we have already received our STR permit and have paid the annual fee – currently at $250. We have concerns about the proposed increase in this fee, among other provisions of draft Ordinance 927.1.

We are concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades - especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Respectfully,

Carissa McKinney
619-997-3659

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From: Joan C <daclabbys@gmail.com>
Sent: Saturday, December 11, 2021 7:33 AM
To: Jones, Steven
Subject: Please reconsider Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

My name is Joan Clabby, and I am part owner of a family cabin in Idyllwild that rents out on a short-term basis to cover our maintenance costs, utilities and taxes. Our dad/granddad designed and built much of the cabin, and it has been in our family for over 30 years. Without the short-term rental income, we would not be able to keep our cabin. We do not believe our guests have created any noise problems for our neighbors, as we have a good distance between homes in our area. We also don't think our guests have parked illegally at our cabin as we have a large parking area. We do know that our guests have supported local businesses, and Idyllwild is dependent on the income short-term renters bring. We also believe our sign, as it is now, adds to the local charm, being made by a local artist, with carved bears, and made out of a local tree. We very much hope to leave the signage exactly as it is.

We are concerned that the draft Ordinance 927.1 does not address the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners like us without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners. Besides, the County of Riverside already requires that these numbers be posted inside for guests to report issues, and anyone can get these numbers with a quick internet search. These numbers could also be sent to residents, or included in the local paper if needed.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. It could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Part-time STRs like us might be tempted to revert to illegally operating without a permit if the licensing fees prove too burdensome or we're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is our hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine-tune the processes.

In the meantime, we again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Joan Clabby

"Be anxious for nothing, but in everything, by prayer and supplication, with thanksgiving*, let your requests be made known to God."* -Philippians 4:6–7

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Friday, December 10, 2021 11:14 AM
To: Cooper, Patricia
Cc: Terry Shirley; Joel Feingold; Peter Szabadi; Gregg Gittler; Jones, Steven
Subject: Short Term Rental Ordinance 927.1 - Local Petition
Attachments: IdyPine Cove STR Petition Signatures 11.10.21.pdf; SHORT TERM RENTAL PETITION WITH SIGN PAGE.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Pat, as you know from our previous conversations, I have been working with a group of concerned residents of Idyllwild about the problems created by the proliferation of Short Term Rentals (STR's) in the Idyllwild/Pine Cove area.

In recognition of these problems, we know the county has been working on revising the existing 927 STR Ordinance. The county has requested the input of our residents to formulate a solution recognizing that the current ordinance has proven to be ineffective in light of the recent developments. So, in addition to sending Sr. Planner Steven Jones our individual emails, we have, during the past several months, asked the residents of our community, Idyllwild, Pine Cove, Fern Valley and Mountain Center to express their views by circulating a petition (see attached) which identifies many of the problems and suggests possible remedies to be included in the revised ordinance.

To date over one thousand people have signed our petition. Over 260 in person (see attached signature & petition PDF's) and almost 800 online at change.org: https://www.change.org/p/riverside-county-board-of-supervisors-short-term-rentals

Right now, according to the county's own Civil Grand Jury's Report, our area represents over 60% of the current permits in unincorporated Riverside County. Therefore, in our petition our most important and urgent request is that the Board of Supervisors put in effect a temporary twelve (12) month moratorium on issuing any new permits in our area of the county (Idyllwild/Pine Cove/Fern Valley/Mountain Center) to give the Board of Supervisors time to preserve the status quo while the new regulations under consideration are being formulated, discussed and implemented.

Thank you for your consideration of the foregoing. As mentioned before, we would welcome your offer to meet with yourself and Mr. Perez to discuss these issues now that he will be our new supervisor. We want to be a part of a cooperative, coordinated effort that will preserve the health of both our neighborhoods and local businesses.

Brian Tracy Peter Szabadi Joel Feingold Terry Shirley Gregg Gitler

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Summer Brown	summerbrown@verizon.net	Y
ROBERT GROOM	bgroom6988@gmail.com	Y
Michelle Bowman	mjanbowman@gmail.com	Y
Kathleen Bryson	brysonividy@live.com	Y
Vicky Schuyler	pjs9060@q.com	Y
Ron A. Lind	P.O. 1064 92549	Yes
[illegible]		YES
Janette Johnson	janette@janettejohnson.net ~~janetteljohnson~~	Y
[illegible]		Y
Gloria Esqueda		Y
SHERI McCLAIN	sltm330@aol.com	Y
[illegible]		Y
Joni VanderWende		Y
PEPPER BRAGGER		Y

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Spiros Groubas	groubasspiros@yahoo.com	Y
Elaine Latimer	elaine.balkman@gmail.com	Y
MARIA BYRON	idodoggies55@gmail	Y
Kathleen Dickey	kathydickey@roadrunner.com	y
Jill Peebles	jillcwild@gmail.com	Y
Renee Hotron	reneehotron@earthlink.net	Yes
Rick Hotron	25295 Scenic Dr.	
Teresa Lease	54095 Pinecrest Ave.	Y
Kathleen Bain	54364 valley view Dr.	Y
Ivan Bornstaedt	54364 Valley View Dr	Y
Edward R Werner	54625 Marion View D	yes
Karyn Smith	ksmith52900@gmail.com	Y
Lee Roberson	leerobjr2@yahoo.com	Y
Gloria Roberson	roberson.gloria@gmail.com	Y

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GRACE MANUES	jimandgracem@hotmail.com	Y
Vera Stiller	beech56bum@AOL.com	Y
Theresa Coy	pcoy2@msn.com	yes
Heidi Hoggan	heidilake74@aol.com	yes
Don Heidler	DonHeidler@verizon.net	yes
James Sales	jes97209@gmail.com	yes
Rick Martinez	rick@rickmartinezproperties.com	Yes
Lynnda Hart	Jolinearthart@gmail	Y
Iva Botton	ivamountain@gmail	Y
Floyd A. Tobias	harvart@mindspring.com	Y
Sal Osio	SPOSIO@AOL	Y
Justin Barrett	jbarrett@idyllwildarts.org	Y
Greg Stogner	gLStogner	yes
Josh Stallings	onajag@me.com	Yes

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Kaye Strickland		yes
DAVID REID-MAYER		YES
Lisa Auman		yes
Marcia Waldoy		yes
Jim Crawford		Yes
Janet Clark		yes
Danelle Rodriguez		yes
LYNN RYAN	lynnryan5856@gmail	Yes
Suzanne Moore		Yes
Kasaan Hamman		Yes
Jim Balistreri	jrb5678@outlook.com	Yes
Sheila Musselman		yes
Catherine Colvin	catcolvin7@gmail.com	yes
Jessica Luciano	Jessica@Tribute.studio	YES

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Carolyn Faith		Y
PETER BUHL		Y
Rebecca Koskinen	beck330@cox.net	
Jacki Kretsinger	idyllyjay@yahoo.com	Y
[illegible]	juliabroddish@gmail.com	Y
Jillian Graham	jilliannoelle@live.com	Y
Terry Rothrock		Y
Joscelyn Hondsor	jjoyholldsor@gmail.com	Y
GARY KUSCHER		Y
Danny McDonald		Y
Kurtis Coode		Y
Michele marsh	michelemarsh46@gmail	Y
[illegible]		Y
Karen Brown	gbrown7@verizon	Y

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Lynn Henninger		yes
Greta Kaastent		yes
Henry Sokol		y
Ronald Sokol		y
Kimi Strain		Y
Harriet Thompson		Y
Michael Taylor	Taylorm3699@Gmail.com	Y
Sue Shinkle		Y
MARC Klingaman		YES
Gini Johnson		yes
Cassidy Johnson		yes
Trudy Levy	trudybalrudy@icloud.com	y
[illegible]		y
KELLEE SHEAHAN		Yes

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
LORI RASMUSSEN	lori4rasmussen@gmail	Y
DAVID RASMUSSEN	dave@recpas.com	Y
CHUCK WEISBART	NJthebag@earthlink.net	Y
THOMAS KLUZAK	TAKLUZAK@MAC.com	Y
Kathy KLUZAK	KAKLUZAK@me.com	Y
Dawn Brenner-Plonski	dbplonski@gmail.com	Y
Reba Coulter	RebaCoulter@aol.com	Y
Ygnacio Garcia	nutrinoman50@aol	Y
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Sandra Tatich		yes
Whitney Corrado	bluesincerity@hotmail.com	Yes
Laura McGuigan		YO

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Kassy Negrete	kassynegretoc@gmail.com	Y over 30 yes

SHORT TERM RENTAL PETITION – PLEASE READ AND SIGN -

We, the undersigned residents of Idyllwild/Pine Cove/Mountain Center are deeply concerned regarding the multiple and immediate threats to our community posed by short term rentals (STRs - homes rented for less than 30 days at a time). Specifically we are concerned about:

- LOUD NOISE AND PARTY VIOLATIONS (ordinance 347)
- INCREASED SECURITY PROBLEMS
- ILLEGAL ON & OFF STREET PARKING
- INCREASED FIRE HAZARDS
- INCREASED WATER USE AND TRASH
- DANGER TO OUR DRINKING WATER FROM SEPTIC OVERCAPACITY
- STRs CREATING A LONG TERM HOUSING SHORTAGE
- LACK OF ENFORCEMENT OF COUNTY ORDINANCES

We therefore urge the County to:

1) enact an immediate one year moratorium on the issuance of any new STRs;

2) substantially increase fines and renewal fees for STRs to pay for full time, dedicated, local enforcement officers to be on duty 24/7 and to pay for a license/permit inspection officer;

3) institute a regular and frequent inspection program for registered STRs, insuring that they comply with all codes; and to identify all STRs that are operating without registering and make them register and pass inspection;

4) rescind the licenses from all STRs that do not comply with the current or soon to be revised 927 Ordinance and all applicable codes and inspections; and

5) update the current STR Ordinance to include a prohibition of any amplified noise that can be heard on the neighboring property.

All of this must be done promptly to preserve the safety, health and welfare of our communities.

We urge the Board of Supervisors to act NOW, before it is too late.

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)

From: ronn kilby.tv <ronn@kilby.tv>
Sent: Thursday, December 9, 2021 4:46 PM
To: Jones, Steven
Cc: Marti Kilby
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

We are Riverside County homeowners who make our Idyllwild property available part time as a Short Term Rental (STR). Half the time we or our grown children are there, half the time well-vetted vacationers are there - families, not party types.We follow the rules. We pay our taxes and fees.We communicate with our neighbors and appreciate their rights and privacy. In 2 years we have had exactly one noise complaint - and it was handled within an hour - by evicting the guests.We understand there are some owners who don't play by the book, but we're tired of being lumped in with them. So are the other owners we know in town.

We contribute substantially to the local economy. We have spent a small fortune on repairs and upgrades to our cabin. We have used local labor and supply exclusively. We continue to make a positive financial impact on the town - hardware, lumber, grocery, snowplows, fire abatement, contractors, carpenters, electricians, painters, firewood - you name it. Plus sending our guests to the restaurants, theater, wine tastings and shops doesn't hurt.

We are concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, we are writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will

almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents.

While 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is our hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In closing, we again urge the County to reconsider the proposed signage and increased fees. Let's focus on collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Sincerely Yours,

Ronn & Marti Kilby

From: Jillian Burry <jillian.burry@gmail.com>
Sent: Thursday, December 9, 2021 9:57 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

I am a concerned Riverside County homeowner who makes my property available as a Short-Term Rental (STR.) The proposed draft Ordinance 927.1 will not rectify the real issues that the unincorporated area of Idyllwild is facing. I am not a Big Greedy Investor looking to profit from the exploitation of a small mountain community. I am a hard-working individual that was excited to fulfill my dream of having a second home in Idyllwild. Using my cabin as a STR when I'm not there is what helps pay the mortgage – I say "helps" because STR rent does not cover all my expenses, by a long shot. I love the community and would certainly never want any of my guests to be a nuisance in any way, nor to damage my home. Here are some of my concerns with 927.1:

- While posting signage with management contact info may seem like a good idea at first glance, it is basically an advertisement to burglars and squatters that the home may be vacant. We are already required to notify nearby neighbors of management contact info.
- Section 8(I) states that "the maximum occupancy of a Short Term Rental shall be: two (2) persons per every one (1) off-street parking space provided onsite; one (1) person per every two hundred (200) square feet of building area, excluding garages or other accessory buildings; or sixteen (16) persons, whichever is least." I understand the intent to limit occupancy and I certainly don't want large parties renting my small cabin, but **the math doesn't work out on this**. If you have a 1000-foot 2 bedroom cabin with a pullout couch and 2 parking spaces, you would not be able to rent to 2 couples and 2 kids (6 total), all of which may fit comfortably in one car, and would certainly fit comfortably within the square footage.
- Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally parked vehicles ticketed or towed away, and levy fines for other infractions. According to the County's Grand Jury Report, STRs generated $1.6 million in transient occupancy tax in 2020. A portion of that, along with increased fines, should be dedicated to enforcement of existing regulations.
- Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place?
- While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing

fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes. In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Sincerely,

Jillian Burry Ibave

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Thursday, December 9, 2021 4:33 AM
To: Jones, Steven
Cc: Rodriguez, Sarah; Cooper, Patricia
Subject: P.S. to: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
Attachments: IMG_3647 (7).JPG; RivCtyFireDept.pdf; File0020-2 (2).jpg

Follow Up Flag: Follow up
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P.S.

I keep doing homework about all this and here are a few more of what I call "resonating factoids" to add to my case that for the sake of public safety you must rein in the STR Virus in the forested areas of the County:

1) Out of a possible score of 5, "The Wildfire Hazard Potential Score for Idyllwild and neighboring Pine Cove is 4.81, the sixth highest in the American West"! "That's a full point more than what the northern California town of Paradise had before it was destroyed by the Camp Fire"! (From: "As California's fire season starts, roads remain washed out and Idyllwild ponders its escape routes"--Palm Springs Desert Sun, 2019).

I'm hoping/assuming that you are in close contact with the County and our local Fire Marshals about this STR issue/problem and that you understand how our Fire Departments prefer to fight any fire that starts up here in a residential area: they want to connect a hose to the nearby fire hydrant, then connect that hose to the fire truck where the pump is, so they can then control the pressure of the water they shoot through their fire hose or hoses at the fire. BUT they can't do that on the dozens of narrow and often steep streets up here that they cannot go up or down in a fire truck! That's why you can't allow(!) STRs on any of the streets up here like that, nor can you allow STRs that are at the end of long and narrow driveways that a fire truck cannot go up or down!

2) "Investors are 51% of Southern California's home buying surge--Press Telegram"! And "The largest speculative growth was seen in Riverside and San Bernardino counties"! And "Airbnb will leverage the biggest impact on the residential real estate market in 2022, according to Chris Linsell, senior real estate writer for TheCloe.com"! (National Association of Realtors--11/14/21)

3) And people who want to find a month-to-month rental up here are now advertising in our local Town Crier, because there isn't a "For Rent" column in our paper anymore. If you require what I proposed above, then those houses and cabins that do not allow for ready Fire Department access can be made available as month-to-month rentals, or sold to people who want to buy and live here, now that Idyllwild is a (wait for it) "ZoomTown". People who live here full time are a lot more likely to be considerate of our fire vulnerability than people who are here for a night or two*. No one was thinking about Global Warming and its implications when streets were laid out here many decades ago, and when cabins were built on either side of those (often narrow) streets. We're stuck with all of that and those. But we must face reality and in the face of it lessen the potential for fires, rather than add to it.

I'm aware that there is an "occupancy tax" to be garnered from any house or cabin that you allow to be an STR in the forested areas of this county. I expect that this is why 70 years of zoning requirements were tossed out in January of 2016--after all, by then there were already short term rentals in the hundreds up on this mountain, and in a few other rural parts of the county too. But concern for public

safety now has to trump the fact that at this moment every house and cabin on this mountain is a potential "hotel"--your designation!

Sincerely,

Dennis McGuire, Idyllwild

*And this last summer, on warm afternoons, there were concerned calls made to the Sheriff and to the Fire Departments here about smoke coming from chimneys. It turns out that visitors were roasting marshmallows in a fireplace at one cabin and barbecuing dinner in the fireplaces of others.

Date: Fri, Nov 19, 2021 at 4:52 AM
Subject: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
To: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>, <sjones@rivco.org>

.....Dear Superviors Chuck Washington and V. Manuel Perez, and Chief Planner Steven Jones,

I have pestered all of you about the short term rental issue from my perch on this mountain and I appologize for that. But I have imagined that my 48 years living and working here has given me a unique perspective. And maybe it has. Certainly, the four fires I have experienced over that period of time and the mandatory evacuations required by each (1974, 1996, 2013, and 2018--with each fire occuring nearer in time to the next one than to the last one) has focused my mind.

A group that cares about this Str issue put together a meeting at "our" Idyllwild Town Hall last week, but it was not like any I have attended in 45+ years. There were even a dozen or more people, people who have no personal or vested interest in Idyllwild, who showed up from the desert and from the wine country near Temecula (and they were highly vocal). And I am sure that you can guess why: Strs are now banned in residential neighborhoods in Palm Desert; completely banned in Temecula and Rancho Mirage (except where permitted by local homeowners associations); Cathedral City wlll phase them out (except for a few exceptions) by 2023; Murrieta has limited them to larger estates and rural areas; and there are some serious restrictions in La Quinta. These are all incorporated cities. If half of the Strs under county juristiction in the rural parts of the county are in Idyllwild, with another 300 or more here to be brought under that umbrella, then I can understand why these people might believe that so goes Idyllwild, then so goes all of the rural portions of the county--putting their vested self interests in jeopardy! But there may be a way to keep heads from exploding off the mountain, while dealing with the issues unique to the mountain:

1) Within the frame of the Ordinance, I propose that you decouple "the forested areas of Riverside County" from the rest, at least with regards to the issues specific to them: greater vulnerability to forest fires (they are called "forest fires" because they occur in forests), access issues due to snow and ice (which make it harder for emergency vehicles to get around--there are even county-maintained roads in these mountains that are so steep that for a day or two ice can make it impossible for snow plows, fire trucks, and EMT vehicles to get to where they need to go), and other area-specific issues that you are aware of but that I have not yet considered.

2) Our Sheriff's Substation in Garner Valley has a lot of ground to cover (Anza, Pinyon, Aguanga, Sage, Poppet Flats, Twin Pines, Garner Valley, the Santa Rosa Wilderness, in addition to Pine Cove, Idyllwild, and Mountain Center!). It would be prudent to require that all Strs in "forested areas" have local owners, so that quick responses to complaints and other problems will not have to wait for Sheriff Officers to get to where they are needed from wherever they happen to be within the vast area that they are expected to cover.

3) Given that the quality of roads in our "forested areas" range from good to terrible, Strs should be allowed only along County maintained roads (meaning roads that meet all County width, paving, drainage, and other standards), with houses and cabins at some distance from those roads to be approved or rejected as Str candidates by the County Fire Marshal (if the houses and cabins cannot be readily and safely accessed by the local Fire Department, they should not be allowed to be Strs). And by the way, if this became the criteria for where Strs are allowed, then a lot of cabins and houses outside of the approved areas could again become month-to-month rentals, because there has been only one(!) available over the last year in the entire Pine Cove-Idyllwild area and it was snatched up before my friend could make the call (Yes, my friend and I have been looking for a cabin or house for him to rent for a year!).....

There may be other area-specific concerns that should also be listed, but those three are a good start. Now, as I'm sure you are aware, the zoning for the Idyllwild area was once split into three: CPS (for the commercial area), R3-A (a buffer zone surrounding that core), and R1-A (the rest of Idyllwlid). Now, R3-A was established, per the County, "to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings"! And yet, the latest Oridinance, introduced 11/17/15 and passed in January 2016, essentially turned all of this mountain into R3-A (at the least) and included a revision that allowed off-site parking(!), waived occupancy limits(!), and decided that the occupancy tax (TOT), justified because a "short term rental qualifies as a hotel", will go into the General Fund, but "cannot be earmarked and dedicated to enforcing the proposed ordinance(!). I'd like to believe that I am missing something here, but our research tells me that I'm not!

CALFIRE has learned from the fires I've experienced here over the last 47 years and is doing everything it can to prevent the next fire from outside our valley from getting into it. SCE is doing everything it can (replacing wires and transformers, trimming and cutting down trees, etc.) to make sure that if a fire starts from inside this valley, it won't be their fault (my wife and I have seven planned power outage notifications from SCE in our 2021 file and the year isn't over yet--though we are glad for their attentiveness). And our local Fire Departments are doing everything they can to keep us all safe. So, what are you going to do to reduce the risk of a fire starting from inside this valley (and hopefully not on a windy day)???.....

As before, I am including some of the County Fire Marshal's "Technical Policy" requirements for approving new "one- and two-family dwellings", as there may be requirements in there that should also be part of your new Ordinance (Along with other questions you might ask the Fire Marshal, you should ask if any structure approved as an Str should be sprinklered, as all new houses up here will have to be?). And as before, I am including what a small portion of Idyllwld looks like from the air, with the tree cover removed. It looks a lot like "Suburbia, anywhere USA", wouldn't you say? Except that all of it is under a canopy of trees!.....

I do not envy your situation with regards to all this. But I envy our situation here in these mountains even less! And to get Lincoln in on this issue too, you "hold the power and bear the responsibility."

Sincerely,

Dennis McGuire, architetct, Idyllwild, 951 659 3177 (And yes, that is a house I designed and built here in 1978-79 and, as you can see, it is clad with wood. I am proud of its design, but I look at it now and I am afraid!).....


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From: Laura Wilson <thinkmediation@yahoo.com>
Sent: Wednesday, December 8, 2021 10:55 PM
To: Jones, Steven
Subject: Idyllwild Short term rentals and zoning changes... I would like to speak with you.

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

Are you available for a phone discussion? I can make myself available at your convenience.

.

I was alarmed to read a Facebook post that ALL of Idyllwild has been rezoned to R3-A commercial. Is that true? I know Facebook post are not necessarily reliable and/or accurate. Thus, I seek clarity from you.

My husband and I bought a home here to escape commercial zoning noise and disruptive tourist activity in the City we currently reside. We plan to retire in Idyllwild so we may age in place and live in the peace, quiet and enjoyment that the R-1 zoning provided us when we purchase our future home.

The tiny Town of Idyllwild cannot accommodate any more commercial destruction into our residential areas. The town is overrun with tourist Airbnb's as it is.

Limits on STR needs to be put in place. A moratorium on the use of residential homes as Hotels needs to be set now. Stop the commercialization of the residential zoning!

There is little to zero housing for workers in the service industry because the Airbnb market has gobbled up the house once used as long term housing for the working people on the hill.

I find it disturbing that for a few bucks of TOT (tourist occupancy tax) that our representative would sell out the residents who move here (many of them senior citizens) seeking a place to live in the peace and quiet of the forest.

What can be done? When is the next meeting on this issue? And again, has the whole hill been rezoned to R3-A commercial?

If my home has been rezoned R-3 Commercial..... Why was I not sent any notice of a pending change? Why no notice of a hearing or meeting about a zoning change? Why did I not have the opportunity to be heard and oppose a change in zoning laws where my property is located? How is notice to property owners adversely affected by changes in zoning laws handled by Riverside County?

I thank you in advance for responding and answering my questions above.

Respectfully,
Laura Wilson
(949) 689-5432

My address in Idyllwild is
52597 Laurel Trail
Idyllwild CA 92549

From: MC Henderson <mchenderson@cox.net>
Sent: Wednesday, December 8, 2021 6:39 PM
To: Jones, Steven
Subject: Draft ordinance 927.1
Attachments: Dear Steven.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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STR Home owner in Idyllwild

Please my attached letter and plea:

December 8, 2021

Dear Steven,

In response to concerns about Draft 927.1

I have owned a vacation home in Riverside Co for 4 decades. My family and friends have enjoyed Idyllwild very much. My home is now on STR, since it is the only way I can keep the property and pay its costs as I am a retired educator. Increased fees will mean I might have to sell the property.

I am even more concerned about the required signage on the property, this would be very dangerous for me and would open invitation to less than desirable persons into Idyllwild and would possibly force owners to install a burglar's alarm, thus disturbing the immediate neighborhood. I always considered Idyllwild as a safe community and would like to keep it that way.

The Draft Ordinance 927.1 will not serve the community of Idyllwild as it will force older home owners, like me, out of the area. It would also add an undeserved burden on the property managers of STR, as many owners would not be able to respond within a few days. The suggestion of earning money by over taxing law-abiding citizens is not a good one.

A better solution is indeed to impose fines for ACTUAL VIOLATIONS and redress the genuine complaints of the community.

In addition, a shortage of short-term properties and exodus of STR owners will also mean renters (mostly families) will not visit Idyllwild any longer and the local economy will greatly suffer, as will the local property managers who risk losing their livelihood.

In the many years I had my property rented by my property manager Mrs. Martha Sanchez, I never had one complaint from my surrounding permanent neighbors.

Establishing a database of the type of problems and violations would be helpful to establish, in order to understand how to better correct the type of problems the community encounters.

Hoping logic and fairness will prevail and thank you for reading my letter,

M.C. Henderson
Idyllwild STR property owner
Contact: mchenderson@cox.net

Dear Mr. Jones,

I would like to add another perspective on the current debate over STRs (Short Term Rentals).

The original ordinance regulating STRs was "introduced" 11/17/2015, then passed, with changes, *and without another reading*, in January 2016. The revisions which were not read allowed street parking and waiving of occupancy limits, giving free rein to large groups using these homes! The ordinance was signed by our own Supervisor Washington.

I find the justification offered by the Supervisors 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 demand 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.

Penelope Smrz, MAI

Real Estate Appraiser

P O Box 1141
Idyllwild
951-659-5343

From: Amy Hawley <amy@wildidy.com>
Sent: Saturday, December 4, 2021 5:11 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: 927.1 and Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

As a small business owner in Idyllwild I have serious concerns about some of the proposed revisions to Draft Ordinance 927.1. Some of those revisions—including increased fees for homeowners, and the requirement to implement unattractive signs that will both impact the beauty of our community and attract potential burglars to homes that are sometimes unoccupied—are problematic.

I have seen substantial economic benefit in our community as a result of short-term rentals, and I fear that 927.1 is taking the wrong approach. Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, it places undue burdens on owners.

Our community has suffered from a lack of tourism in the past, but we are now thriving. Tourists pay occupancy taxes that can help fund proper enforcement of county ordinances, Further, they spend their money in our community, which generates sales tax revenue for the County which, in turn, helps further improve our area. Let's not risk jeopardizing the positive community and economic growth we've been experiencing by negatively impacting owners. Instead, let's designate a County official who can focus on enforcement, funded by the collection of the Transient Occupancy Tax.

Idyllwild wants both tourists and enforcement of the rules that are already in place. What we don't want is to discourage STR owners from remaining in business and remaining in compliance. The health of our community depends on it.

Thank you,

Amy Hawley,

co-owner Dick's Dogs, Wild Idyp

Get Outlook for iOS

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Friday, November 19, 2021 4:53 AM
To: Rodriguez, Sarah; Cooper, Patricia; Jones, Steven
Subject: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
Attachments: IMG_3647 (7).JPG; File0020-2 (2).jpg; RivCtyFireDept.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Superviors Chuck Washington and V. Manuel Perez, and Chief Planner Steven Jones,

I have pestered all of you about the short term rental issue from my perch on this mountain and I appologize for that. But I have imagined that my 48 years living and working here has given me a unique perspective. And maybe it has. Certainly, the four fires I have experienced over that period of time and the mandatory evacuations required by each (1974, 1996, 2013, and 2018--with each fire occuring nearer in time to the next one than to the last one) has focused my mind.

A group that cares about this Str issue put together a meeting at "our" Idyllwild Town Hall last week, but it was not like any I have attended in 45+ years. There were even a dozen or more people, people who have no personal or vested interest in Idyllwild, who showed up from the desert and from the wine country near Temecula (and they were highly vocal). And I am sure that you can guess why. Strs are now banned in residential neighborhoods in Palm Desert; completely banned in Temecula and Rancho Mirage (except where permitted by local homeowners associations); Cathedral City wlll phase them out (except for a few exceptions) by 2023; Murrieta has limited them to larger estates and rural areas; and there are some serious restrictions in La Quinta. These are all incorporated cities. If half of the Strs under county juristiction in the rural parts of the county are in Idyllwild, with another 300 or more here to be brought under that umbrella, then I can understand why these people might believe that so goes Idyllwild, then so goes all of the rural portions of the county--putting their vested self interests in jeopardy! But there may be a way to keep heads from exploding off the mountain, while dealing with the issues unique to the mountain:

1) Within the frame of the Ordinance, I propose that you decouple "the forested areas of Riverside County" from the rest, at least with regards to the issues specific to them: greater vulnerability to forest fires (they are called "forest fires" because they occur in forests), access issues due to snow and ice (which make it harder for emergency vehicles to get around--there are even county-maintained roads in these mountains that are so steep that for a day or two ice can make it impossible for snow plows, fire trucks, and EMT vehicles to get to where they need to go), and other area-specific issues that you are aware of but that I have not yet considered.

2) Our Sheriff's Substation in Garner Valley has a lot of ground to cover (Anza, Pinyon, Aguanga, Sage, Poppet Flats, Twin Pines, Garner Valley, the Santa Rosa Wilderness, in addition to Pine Cove, Idyllwild, and Mountain Center!). It would be prudent to require that all Strs in "forested areas" have local owners, so that quick responses to complaints and other problems will not have to wait for Sheriff Officers to get to where they are needed from wherever they happen to be within the vast area that they are expected to cover.

3) Given that the quality of roads in our "forested areas" range from good to terrible, Strs should be allowed only along County maintained roads (meaning roads that meet all County width, paving, drainage, and other standards), with houses and cabins at some distance from those roads to be

approved or rejected as Str candidates by the County Fire Marshal (if the houses and cabins cannot be readily and safely accessed by the local Fire Department, they should not be allowed to be Strs). And by the way, if this became the criteria for where Strs are allowed, then a lot of cabins and houses outside of the approved areas could again become month-to-month rentals, because there has been only one(!) available over the last year in the entire Pine Cove-Idyllwild area and it was snatched up before my friend could make the call (Yes, my friend and I have been looking for a cabin or house for him to rent for a year!).

There may be other area-specific concerns that should also be listed, but those three are a good start. Now, as I'm sure you are aware, the zoning for the Idyllwild area was once split into three: CPS (for the commercial area),
R3-A (a buffer zone surrounding that core), and R1-A (the rest of Idyllwlid). Now, R3-A was established, per the County, "to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings"! And yet, the latest Oridinance, introduced 11/17/15 and passed in January 2016, essentially turned all of this mountain into R3-A (at the least) and included a revision that allowed off-site parking(!), waived occupancy limits(!), and decided that the occupancy tax (TOT), justified because a "short term rental qualifies as a hotel", will go into the General Fund, but "cannot be earmarked and dedicated to enforcing the proposed ordinance(!). I'd like to believe that I am missing something here, but our research tells me that I'm not!

CALFIRE has learned from the fires I've experienced here over the last 47 years and is doing everything it can to prevent the next fire from outside our valley from getting into it. SCE is doing everything it can (replacing wires and transformers, trimming and cutting down trees, etc.) to make sure that if a fire starts from inside this valley, it won't be their fault (my wife and I have seven planned power outage notifications from SCE in our 2021 file and the year isn't over yet--though we are glad for their attentiveness). And our local Fire Departments are doing everything they can to keep us all safe. So, what are you going to do to reduce the risk of a fire starting from inside this valley (and hopefully not on a windy day)???

As before, I am including some of the County Fire Marshal's "Technical Policy" requirements for approving new "one- and two-family dwellings", as there may be requirements in there that should also be part of your new Ordinance (Along with other questions you might ask the Fire Marshal, you should ask if any structure approved as an Str should be sprinklered, as all new houses up here will have to be?). And as before, I am including what a small portion of Idyllwld looks like from the air, with the tree cover removed. It looks a lot like "Suburbia, anywhere USA", wouldn't you say? Except that all of it is under a canopy of trees.

I do not envy your situation with regards to all this. But I envy our situation here in these mountains even less! And to get Lincoln in on this issue too, you "hold the power and bear the responsibility."

Sincerely,

Dennis McGuire, architetct, Idyllwild, 951 659 3177 (And yes, that is a house I designed and built here in 1978-79 and, as you can see, it is clad with wood. I am proud of its design, but I look at it now and I am afraid!)


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From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Friday, November 12, 2021 12:08 PM
To: Jones, Steven
Subject: Re: Ordinance 927

Follow Up Flag: Follow up
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Thanks Steven. I downloaded the current 927.1 draft and here is the language regarding signage:

Each Short Term Rental shall post one (1) identification sign, not to exceed two (2) square feet in area. Any other advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Ordinance No. 348. The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible from the street, and shall clearly state the following information in lettering of sufficient size to be easily read:
1. The name of the managing agency, Operator, property manager, or Owner, or Local Contact Person of the Short Term Rental, and a telephone number at which that party may be reached on a 24-hour basis;
2. The maximum number of occupants permitted to stay in the rental unit;
3. The maximum number of onsite parking spaces; and
4. The telephone number of the County's Code Enforcement Department.
O.

So...as I have my STR that is above my garage and I am the owner/operator, I WOULD be required to post a sign on my house with my name and phone number. I only have a cell phone, no business phone, no manager...just me and my wife.
There was a meeting this week here in Idyllwild regarding STRs...it was not pretty. Someone needs to understand that there is a difference between large scale non owner occupied STRs and ones like mine which is just a small apartment above my garage limited to 2 people. There are many of these types of STRs in this area and cause no problems for anyone. Only the larger STRs that are owned by out of town people are even large enough to sponsor a party...applying these regulations across the board is not fair to the small STRs that never cause problems. The organizers of our meeting were definitely trying to limit STRs and in some cases, ban them in our area. I am sure the rest of Riverside County doesnt want to ban STRS and it is a revenue generator for the county.
PLease keep me informed regarding public hearings on this matter
On Thu, Oct 14, 2021 at 11:57 AM Jones, Steven <SJones@rivco.org> wrote:

> Thanks again Steve for your helpful input. Staff is working on tentatively scheduling **mid-December 2021** for Planning Commission hearings and early next year (January 2022) for the Board. More information is forthcoming via the Planning Department (update) website.

To clarify the signage proposal: there is no requirement that personal information is required. The language currently proposes that some form of personal accountability be provided. This could be accomplished by several means that could avoid using sensitive information and the County's information would be required also. Be advised that this proposed requirement will remain unchanged until further directive is received, if any, since ostensibly the information is already held out to the public in order to rent the spaces.

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Friday, September 10, 2021 3:07 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Ordinance 927

thanks for the response...please let me know when the public hearings will be conducted. This ordinance contains many items that would be detrimental to a home owner who is just renting out a room or an attached apartment. Would you like to have your name and phone number plastered to the outside of your home? That is one of the items that is onerous to a homeowner who is just trying to make a little more money to help with the mortgage.

Steve

On Fri, Sep 10, 2021 at 9:26 AM Jones, Steven <SJones@rivco.org> wrote:

> The draft Short Term Rental Ordinance update is still being worked on.
>
> An updated draft will be posted on the Planning website in October 2021 and public hearings are expected to commence late fall, early winter 2021.
>
> Please feel free to contact me with questions or review the latest information here (Ordinance No. 348 Updates (rctlma.org)) as it becomes available.
>
> ## 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
>
> Thanks,

Steven Jones

(951)955-0314

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Sunday, August 22, 2021 5:40 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Ordinance 927

Mr Jones,

I never received any response from you regarding this issue. Now i understand that a civil grand jury has provided comment and that TLMA has agreed to the ordinance. What is the final outcome? I would appreciate a response.

Stephen Maddox

On Wed, Jul 21, 2021 at 10:00 AM Stephen Maddox <steve@stephenmaddox.com> wrote:

> Mr Jones,
>
> Thank you and your group for drafting the 927 Ordinance. It is quite informative but I have a few comments regarding a couple of the proposed changes.
>
> 1. Exterior Sign Requirement. Here in Idyllwild, there are numerous Airbnb accommodations...some are whole house STRs and some are just a portion of the property, like a guest house or guest quarters. These exterior signs could be a potential problem for properties that are whole house STRs...mainly vandalism and squatters. There are many homes here in Idyllwild that are NOT STRs and they are continuously vandalized or squatted on. If a sign is posting on an STR, that will tell the vandals and squatters that this house is not occupied if no one is renting and will be identified as a potential target. As for the homes that rent out only a portion of their home, which was the original Airbnb model, the home owners live in the property full time and rent out only a portion of their residence. Posting an Airbnb sign or STR sign on their property is not something a homeowner would want...it could also encourage vandalism and potential squatting. I can guarantee you that these home owners who are only looking to supplement their income by renting out a room or guest quarters are not looking to advertise their properties by placing a sign on their primary residence. Possibly that can be reworded.

2. Parking and Occupancy limits. Limiting the size of the renting party to 2 people per automobile is a little restrictive. That would mean that a family with only one child could not occupy the rental if there is only one parking place.

I hope that these comments are constructive for the development of the final ordinance.

Regards

Stephen Maddox

Resident of Idyllwild-Pine Cove

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County of Riverside California

From: Cheryl Phelps <csphelps1@yahoo.com>
Sent: Thursday, November 11, 2021 8:25 AM
To: Jones, Steven
Subject: Ordinance 927 / 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

Would you be willing to confirm you received the following email and have had a chance to read and consider it?

Thank you,

Larry & Cheryl Phelps
Ph. (951) 775-3035
csphelps1@yahoo.com

Begin forwarded message:

> **From:** "C. S. Phelps" <csphelps1@yahoo.com>
> **Date:** November 7, 2021 at 10:06:59 PM PST
> **To:** sjones@rivco.org
> **Subject: Ordinance 927 or 927.1**
> **Reply-To:** "C. S. Phelps" <csphelps1@yahoo.com>
>
> Dear Mr. Jones,
>
> This email pertains to our thoughts on the matter of the Ordinance 927 revisions. We hope the following thoughts and opinions are taken into consideration by the appropriate county authorities.
>
> We own a short term rental (str) in Riverside County (Idyllwild-Pine Cove), CA. It's our vacation home and it gets our full attention. We personally maintain and manage the property ourselves. We provide equal opportunity, non-discriminatory housing. We are responsible and considerate owner-operators. We are neighbors to a variety of full-time owners, full-time renters, part-time owners and str

guests. We believe the vast majority of str guests are respectful and considerate people who just want to come up to hike, relax and enjoy the area. We also know unfortunately that there are a few people who are not.

The Pine Cove Property Owner's Association (PCPOA) most recent Newsletter nicely states this: "It's a great time to be living in or visiting Pine Cove", written by Richard Schwartz, President. We fully agree!

Idyllwild, Fern Valley and Pine Cove area str's provide a place for local families' relatives and friends to come visit and stay nearby, in a home-away-from-home, as well as providing nice housing for tourists, visitors and people needing temporary housing, such as during the pandemic, or because of a loss due to a fire or other unfortunate and unforeseen event.

Travelers should be able to have a safe and enjoyable getaway in a comfortable home in the beautiful Riverside County communities, just like property owners are afforded this opportunity. Rules and expectations should be for "everyone", not just owners of str's. There is inequality when there are different rules for str's, long term rentals, owner-occupied and/or non-occupied properties.

STR's are typically better maintained, kept looking good from the outside, don't have full time occupants who, in our experience, can sometimes be an ongoing problem or a nuisance and they don't leave or move away. Some full-time residents are more of a problem or present negative issues - more than the occasional infrequent short-term rental visitors. For example, full time renters and/or owners may have nuisance barking dogs, loose dogs, onsite drug consumption and/or distribution, unstable people, excessive noise, un-kept properties, cause parking problems, etc. Full-time occupants actually use more emergency services and utilities (ie. water, electric, septic or sewer), as opposed to str's.

Neighborhood policing should not be placed in the hands of a few disgruntled people who want to control things that happen on properties that don't belong to them. When there is a disturbance or something illegal, law enforcement should be the agency to handle the

disturbance, nuisance and law violations. Where there are no HOA's with CC&R's, there may be recommended guidelines, but NOT unreasonable mandatory rules and restrictions.

Property owners, whether their property is a str, full-time rental, full-time owner occupied or vacant property, have **privacy rights** that should not be compromised. Things like their contact information and details about their private property, (such as the owner's name, phone number, the number of people and vehicles that can be on their property), should not be disclosed out in public via the proposed "sign visible from the road". In addition, the fact that their home may not always be occupied, making it vulnerable to theft or vandalism, should also not be made public. Signage should absolutely NOT be posted outside on vacant or sometimes unoccupied homes. If signage were required on str's, then it would be fair for ALL homes to have the same information posted outside, including owner-occupied properties and full-time rentals. But of course no one would want this requirement. So neither should str's have this requirement.

Regarding the proposed requirement for notification to neighbor dwellings located within 300 feet of a str's property line, a distance of 300 feet as a radius comprises over 283,000 square feet, or 6 ½ acres, (0.05682 miles radius) which could be at least 20 or 30 separate properties, at a minimum, as an example. It is unreasonable to expect anyone to gather names and mailing addresses of 20-30 or more property owner neighbors to send out notifications that their home is offered as a str. [See the attached satellite map screenshot for just one example of the size of a neighborhood area within a 300 foot radius circle].

A property owner should not be found guilty of breaking a law when they did not intend for anyone visiting their home to be a public nuisance. An individual or party committing an offense should be the person(s) penalized for rule infraction. Law enforcement should be able to handle it and let the people know they are not abiding by the laws. The sheriff's department could be a better option to take noise complaints rather than the Riverside County Planning Department.

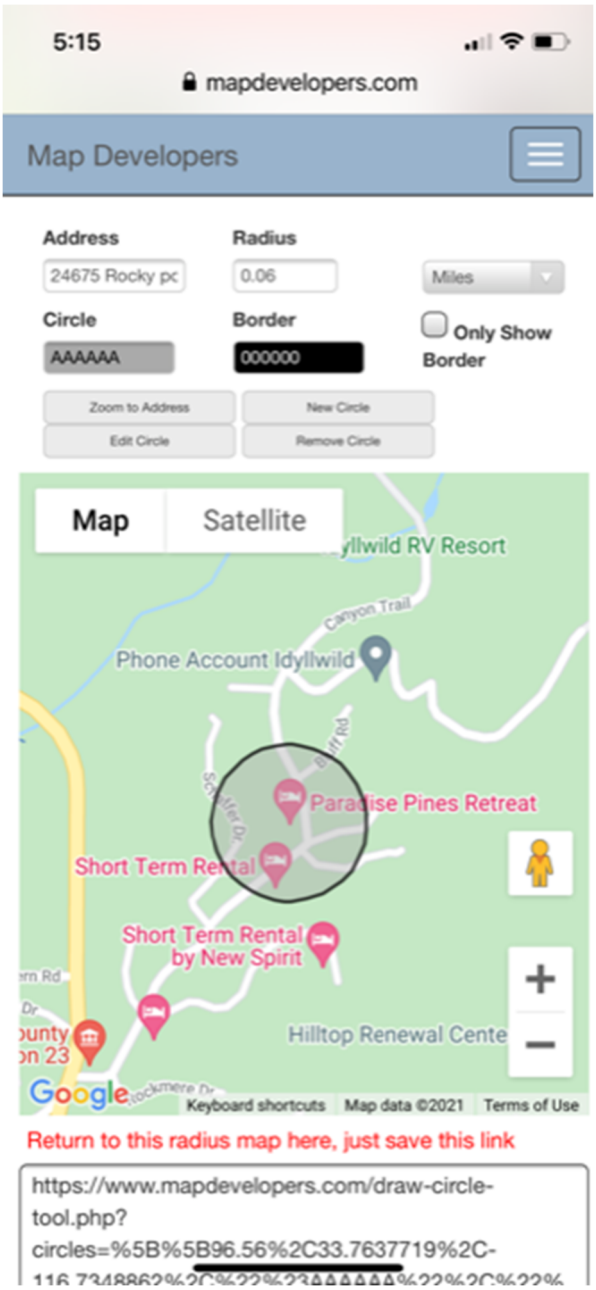
There should be equal treatment for residential properties, whether they are str's, full time rentals, owner-occupied or vacant properties,

as it relates to ordinances/rules involving noise, parking, lighting, nuisance complaints, etc.

These again are our thoughts on the matter of the Ordinance 927 revisions. We hope the forgoing thoughts and opinions are taken into consideration by the appropriate county authorities.

In Kind Regards,

Larry and Cheryl Phelps



Return to this radius map here, just save this link

https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B96.56%2C33.7637719%2C-116.7348862%2C%22%23AAAAAA%22%2C%22%

From: Angel Gilpin <jgilpin@san.rr.com>
Sent: Wednesday, November 10, 2021 3:27 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,
This is Angel Gilpin.
My husband and I own a cabin on Sunset View Drive in Idyllwild. We are sorry to hear that the community is experiencing homeowners who are renting out their properties as short-term rentals to people who are ruining the peaceful setting of our town. One of the main attractions of our beautiful mountain town of Idyllwild is the serenity and tranquility.

I hope our feelings are amongst the majority for the general meeting this evening.
Pls feel free to contact me with any questions.
Thank you.
Angel Gilpin
619-972-0703 cell

Sent from my iPhone

From: Matt Davis <communitasgroupinc@gmail.com>
Sent: Wednesday, November 10, 2021 2:51 PM
To: Jones, Steven; Matt Davis
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Steven, I own a home in the community of Idyllwild. I acquired this property to use as a personal vacation home and have it licenSed in Tue County of Riverside as a STVR and post it to the Airbnb platform to generate revenue and allow me to be able to afford the home. I believe STVR units add to the year round vibrancy and vitality of the community and support prosperity in the region.

Regarding the concerns of public disturbances coming from STVR units, we support all units being licensed and having maximum occupancy requirements. As our neighbors will attest, we strive to be good community members and take our jobs as hosts seriously to be sure we have good quality occupants that are positive additions to the community. Just like landlords of market rate rentals, sometimes we get bad renters. But, I support enforcement and penalties for repeated bad actors.

Regarding impacts on housing and rental stock, I believe rising costs across the country suggest this is a function of the current market (i.e. increased demand for housing in great communities and limited supply) and not specifically a function of STVR units cannibalizing available housing/rental units.

I appreciate the opportunity to share my thoughts and look forward to continuing to be a good landlord and hosting quality guests in the Idyllwild Community.

Matt Davis
619-772-7541
communitasgroupinc@gmail.com
55160 S Circle Rd, Idyllwild, CA 92549

Outlook for Android

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Wednesday, November 10, 2021 1:45 PM
To: Diane Darcy; Jones, Steven
Subject: Re: estimates of revenue for STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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Diane, pretty good estimates but as you say a bit low. According to the County Civil Grand Jury Report on STR's issued earlier this year at the county's request as of 2020 the county through transient occupancy tax (TOT) collected $1,628,506 from 567 registered STR's. Idyllwild/Pine Cove has 355 of the 567 registered STR's or 63% of the total which means the county is collected approximately $1,026,000 just from our community.

In addition to TOT there are application and renewal fees, both of which I understand the county is looking to increase. Moreover, it is estimated based on surveys of VRBO, Air B n B, and Vacasa websites that the total number of STR's in Idy/Pine Cove is actually around 600….606 at last count. This means that about 250 are unregistered. With increased oversight and code enforcement, both of which we will be speaking about at tonight's town hall meeting (hope you can make it – if you are I recommend getting their early as we are expecting standing room only), the county would increase their revenue (based on the 2020 numbers per STR) BY ABOUT $700,00 ANNUALLY, bringing the total to over $1.7M…and those are just the 2020 figures.

Then, if the county institutes an inspection process for all STR's and charges $1,000 per inspection this could generate a one-time windfall of $600,000 a portion of which could be used to hire code enforcement officers for us up here on the Hill to be available nights and weekends especially. These officers could respond to problems, write citations, etc. They could also track any unregistered STR's and require them to apply for registration and inspection. After that an annual renewal fee of say $500 (up from $100) could generate another $300,000 to pay for on-going code enforcement and perhaps more monies for our sheriff and fire departments thereby putting the money back into our community to protect and serve.

Steven, I know you have been diligently and patiently fielding all these emails so thank you for that. We look forward to seeing the updated draft ordinance when it is ready to be released to the public.

Brian M Tracy

From: Diane Darcy <dianedarcy7@gmail.com>
Date: Wednesday, November 10, 2021 at 12:34 PM
To: Steven Jones <sjones@rivco.org>
Cc: "brianmtracy@gmail.com" <brianmtracy@gmail.com>
Subject: estimates of revenue for STRs

Dear Steven Jones:

As I read through the draft, I notice that Riverside County fees for STR certificates and renewals are well below those for neighboring San Bernardino County.

My estimates below are probably well below the current actual numbers and amounts:

500 STRs in Idyllwild
2 nights/wk rented= 104 nights per STR
500 X 104= 52,000 rentals annually
at approx $200/night= TOT is $20
52,000 X $20= $1,040,000
500 STR certificate renewals per year=$5,000
$1,040,000 + 5,000= $1,045,000 collected by Riverside County

Even as a low and inaccurate estimate of monies collected by Riv Co, I would like to know how those funds are spent to help Idyllwild residents deal with issues connected to STRs.

I thank you for your attention.

Diane D'Arcy

From: Diane Darcy <dianedarcy7@gmail.com>
Sent: Wednesday, November 10, 2021 12:35 PM
To: Jones, Steven
Cc: Brian Tracy
Subject: estimates of revenue for STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven Jones:

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My estimates below are probably well below the current actual numbers and amounts:

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Even as a low and inaccurate estimate of monies collected by Riv Co, I would like to know how those funds are spent to help Idyllwild residents deal with issues connected to STRs.

I thank you for your attention.

Diane D'Arcy

From: Woodland Park Manor <info@woodlandparkmanor.com>
Sent: Wednesday, November 10, 2021 12:20 PM
To: Jones, Steven
Subject: Ordinance 927 Idyllwild Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello
We appreciate the opportunity to share our point of view regarding short term rentals in Idyllwild.

Let me introduce ourselves. We are Colin and Denise Day, owners of Woodland Park Manor, an Inn in the Fern Valley area of Idyllwild.
We have owned and operated our lodging business for 42 years.
We added short term rentals, starting in the early 1990's.
We currently offer 7 cabins in addition to our lodging here at Woodland Park Manor.

We want to be sure the County of Riverside considers the fact that short term rentals can be managed responsibly.

All our rentals are permitted, we have always paid TOT taxes on every rental, we limit numbers of guests, we never allow parties, all our cabins have sufficient off street parking.
Our noise policy is more strict than the County's....we ask our guests for quiet between 9:00 pm and 9:00 am and no loud music or loud noise is allowed any time of the day.
Our properties are well maintained...no messes, no trash.
All our guests come to our office to check in. We meet and speak to every guest.
Neighbors all know how to reach us if there is a problem.
When that occurs, which is very rare, we are available 24 hours a day and respond immediately.

We certainly understand resident's concerns.
Many rentals are not managed well.....no limits on numbers, noise, parties, no personal contact with management etc.
Some neighborhoods suffer every weekend with inconsiderate renters.
I agree there needs to be more oversight and better protection for neighborhoods.
This is not only a business for us, Idyllwild is our home!
We want Idyllwild to stay the quiet, charming gem that it has always been!

The community does need to be protected from abuse.
However, that does not have to mean severely limiting visitors.
The shops, restaurants, gas stations cannot exist on the income from residents alone.
This has always been, and will always need to be a town with tourism.

The needs/rights of all need to be addressed..... the resident homeowners, business owners and the property owners who choose to rent their cabins.
We are hoping this can be solved constructively and respectfully....considering the needs of all involved.

Denise and Colin Day
Woodland Park Manor

From: Jeffrey Burke <jeff@burketriolo.com>
Sent: Wednesday, November 10, 2021 11:58 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: AGAINST proposed ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr Jones,

As a property owner and resident of Idyllwild, CA, I am uncomfortable with the proposed Ordinance 927, which limits uses of Short Term Rentals (STR's) in Riverside County and castigates them as bad neighbors. They are not, and in fact, are a boon to our town.

I am attracted to the quiet, peaceful and natural settings of the area, as I'm certain are many other residents and visitors to our area as well. STR's may be a source of bother to some, but as a businessman and resident, I also see that they bring life, vitality and money into our area. This ordinance smacks of NIMBYism by grumbly, old residents of our area who would rather yell "Keep off my lawn" than actually welcome visitors to our area (mostly on weekends) and see the town prosper.

Although I do not own an STR, there are several rental cabins near me. Occasionally they have guests who visit for the weekend and are generally pleasant, friendly and in awe of our town. They are not bothersome, and although I can occasionally hear them, they are generally much quieter than full-time neighbors would be. I have never had a significant problem with them.

If you drive through our town you will see certain properties with broken down vehicles on blocks, stacks of refuse and old equipment on front lawns and buildings generally in a state of disrepair. Those are certainly NOT STR's, but instead are locals who eke out a living in old family properties or homesteads held from long ago. They do not care about their surroundings or neighbors, but only their own interests and "getting by". They are the past, not the future, of Idyllwild.

You will also see a number of well-maintained, attractive cabins on some of the streets. Generally, those are the STR's. They add value to the local properties, add business to the local hardware stores, restaurants, gift shops and holiday events, and bring good reputation to the area.

I maintain that there are other, more pressing problems from local residents whose loose dog packs, reckless driving, unkempt properties and more should be dealt with, not by imposing new ordinances, but by enforcing those already on the books. If the County is looking for a bogeyman to blame, begin with those who add little to the community, not the STR operators who have invested money, labor and their futures to enliven the businesses and viability of the town.

I hope that those responsible will vote against this proposed ordinance.

Yours sincerely,

Jeffrey Burke
25891 Wayne Dr
Idyllwild, CA 92549

o: 626.799.1405
m: 626.318.4055

From: Lorraine Triolo <lorraine@burketriolo.com>
Sent: Wednesday, November 10, 2021 11:12 AM
To: Jones, Steven; district3@rcbos.org
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven Jones and Supervisor Chuck Washington,

My name is Lorraine Triolo and I am a resident of Idyllwild. I am writing to urge you to NOT put a moratorium on STRs in our town. Our charming mountain town relies heavily on tourism. From small businesses like gift shops to restaurants to local handymen and cleaners, we depend heavily on the traffic and income that STRs bring to our town.

We have seen first hand how lack of tourism affects our community. Between the Cranston fire and the roads washing out a few years ago, many businesses had to close their doors for good because our full time residents alone were not able to give them the support they needed. Idyllwild has been a tourist community since it's inception; the first cabin rentals dating back to 1890.

In regards to the draft ordinance 927.1, I am in support of most of it, with the exception of a few things:

- Posted signage in front of every STR with the owners name and contact number. This will be an eyesore in our quaint little town. It also seems like quite an invasion of privacy and an open invitation for phone harassment for those with their numbers publicly posted. I hope you will reconsider this.

- Section 8.D that specifies that STR owners no longer have the ability to change the appearance of their house. This is incredibly vague and, if enforced to the letter of the law, would make it so homeowners could be cited for normal upkeep like repainting their house, replacing rotting decks or adding landscaping lighting. I urge you to be more specific in this section in regards to unpermitted advertising etc.

Finally, in regards to the idea of the permit moratorium. This idea has not been mentioned in 927.1, but it has been widely circulating in our community. Banning permits for new STRs will only force new STRs to fly under the radar. It will increase the amount of unpermitted STRs and will make it increasingly more difficult to regulate them. This is a thinly veiled attempt to slowly ban STRs in our town which relies on tourism. I urge you to not consider enacting this moratorium.

Help keep small business in Idyllwild alive by allowing STRs to continue here.

Thank you,

Lorraine Triolo
310-560-2740
25891 Wayne Dr, Idyllwild CA 92549

From: Sherry Honn <shonn42@gmail.com>
Sent: Wednesday, November 10, 2021 8:46 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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Mr. Jones,

I am writing in regards to Ordinance 927 for Idyllwild. I am an owner of a Airbnb in Idyllwild. We purchased in early 2020. We wanted a vacation home in Idyllwild and with the increase in prices, the increased cost of taxes (necessary to cover cost of protection from wildfires) and cost of insurance, we decided to offer it on Airbnb hoping to get one or two rentals a month to help us offset the cost.

We have been using it as an Airbnb since then. Ours is a 2 bedroom house and we advertise that it sleeps 4-6. The bulk of our rentals are 2 to 4 guests including children. We post the requirements the county asks us to along with our rules. Our guests are normally couples, small families and sets of 2 couples that are sharing a weekend in the mountains. We have ample parking on site, room for 4 cars and then some. Normally there are no more than 2 cars and we do monitor that thru our "ring" doorbell. This is also how we monitor our number of guests. We do not do instant bookings, I make contact with every guest and require full names of all of the adult guests. I feel this puts them on notice that they are all responsible for their actions.

We talked with our neighbors and made sure our immediate neighbor has our phone number if there were any issues. We did a 8 foot wall enclosure on the side of that neighbor to block sound and light in consideration for them. In the time we have been doing Airbnb, they have called once and we had our local contact go over and talk with our guests and they were very cooperative.

We are responsible landlords, we advertise that we are not a party house. I went to CHANGE.ORG and reviewed the residents requests, they all seem reasonable to me. I am not opposed to an additional fee possibly based on allowed guest count. That would be equitable since the owners of larger cabins or who promote "parties" are most likely to create the need for police intervention and a higher use of the communities' resources.

I do understand the residents concerns' and we strive to be an asset to the community not a detriment. Our prices are reasonable but not cheap. The guests we have go to dinner, shop and bring commerce to the town. Without this type of guest, Idyllwild would likely suffer from the lack of commerce.

One issue that I think would help would be for the garbage site to have access so that leaving guests can dispose of their garbage, maybe a $2.00 fee for any non resident to drop off. It would mean Saturday and Sunday access to the site, but that cost could be offset with the fee.

Another alternative would be to have offsite dumpsters for guests to dispose of their trash. That is how Big Bear handles it and that would solve the problem of animals foraging in the trash cans.

Thank you for your time.

Sherry Honn
Rep # 139

Parts
Unlimited

From: Pam Jenson <pjenson@hotmail.com>
Sent: Tuesday, November 9, 2021 11:36 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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My husband and I have owned a small 1930's cabin in Idyllwild since 1988. It is a second home and for the last 20+ years it has been a vacation rental. It averages renting a couple of weekends a month. I would like to share my perspective and thoughts as a landlord and address some of the concerns that have been expressed regarding short term vacation rentals. Some of my comments are pretty self evident. Turning my property into a full-time rental would increase water usage and trash. Full-time renters would put more risk to the drinking water from septic over capacity. I would not turn my home into a full-time rental for two reasons: doing so would negate my family and I from ever being able to use it which is why you often have a second home. I speak from experience when I say that many renters are really hard on a home. I think there's often a mindset that I pay the rent I can do what I want to this place. I wouldn't be surprised if you took a survey of vacation rental owners a majority of them would not turn their property into full-time housing. I am sure there are issues that need to be addressed and that code violations need to be enforced on a more regular basis. Lack of enforcement would seem to be a county responsibility not the homeowner who is usually absentee or the vacation rental property management company. Idyllwild Is a tourist town whose economy depends heavily on people who come from off the hill. Many of these visitors are renting vacation rentals. Thank you for considering my comments.

Mike and Pam Jenson
Bandon, Oregon

From: catcolvin7@gmail.com
Sent: Tuesday, November 9, 2021 9:43 PM
To: Jones, Steven
Subject: We refuse to be bullied any longer. 927 Ordinance

Follow Up Flag: Follow up
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I hope to illuminate troubling events on our street, Acorn Lane, in Pine Cove 92549. These were 100% caused by short term renters. These people obviously do not respect fundamental laws in a family neighborhood. Our quality of life is damaged, and not just by the usual loud music and trash offenses.

Two doors downhill, we witnessed a large pit bull dart into Acorn Lane and violently mutilate a leashed dog. The pit bull was allowed to dart out by a male SHORT TERM RENTER who obviously has no care for any of us. This gruesome and traumatic event went on for several minutes while the pit bull gripped and ripped, and this horrific mauling could have happened to any of us. We caught video of part of this noontime horror. While we try to do improvements we feel unsafe outdoors — even in the daylight!

A music festival attendee "short term renter" was seen blatantly stealing firewood from the property of another neighbor. When our friend Ron Draper witnessed this theft in the night time, he bravely confronted the selfish thief / music enthusiast and made him put the firewood back.

After signing a short term rental contract explicitly forbidding smoking cigarettes, short term renters broke their agreement at the home of neighbor Jeanine. There was additional loud drama (audible from numerous homes) and a variety of additional violations; now Jeanine swears "NEVER AGAIN."

These are renters with no respect for our rights. We cannot accept these risks.

I could go on — but I believe that you can see: this is a serious problem. Please help us. Thank you.

Catherine Colvin
858-357-7495
52198 Acorn Lane, Pine Cove/Idyllwild

Sent from my iPad

From: jerijohn@verizon.net
Sent: Tuesday, November 9, 2021 4:46 PM
To: Jones, Steven
Subject: 927 Ordinance suggestions for Idyllwild

Follow Up Flag: Follow up
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Dear Steven Jones,

We have lived in Idyllwild since 1965 and 1976 (respectively). Idyllwild is a special haven to its residents and the many visitors. The purpose of this email is to help you be aware of how the quality of life here has been greatly affected in a negative way due to STRs.

How we have been affected:

* Noise. LOUD parties. When we phone the sheriff we are told the officers are busy but they will try. Nothing happens. Officers have to make choices and noise is low on the concern list.

BTW ... In October we rented from La Jolla Vacation Rentals. In the contract it told us the unit had a device that measured decibels and reported loud continuous noise to them. We would be evicted immediate should this happen. It reminded us that we were in a neighborhood and needed to respect that. Three cheers for them.

* Parking. We live on a street with no painted middle line because in some areas of the street, two cars can barely pass each other. When people park all over the street it's even worse. You'd think people would slow down with that situation. Think again.

* Security problems. Our friends have a second home in Idyllwild, with a camera on the property. Next door is a STR and several times people renting that house go to my friends' home and hang out on the deck. YES. SHOCKING. Several times we have received phone calls from our friends asking us to please go tell them to stop trespassing. When there is snow, I know many visitors trespass to sled IN PEOPLE'S YARDS. An older friend went out to shoo people away (they were tromping over her roses) and was threatened.

* Housing shortage. I know so many families now (who have lived here a long time) who cannot find a rental. ZIP. NADA. This is terrible! Ask any realtor.

* Water. We all are extremely careful with water usage. All of our water comes from mountain wells, depleted from years of drought. All these people deplete the wells.

Please take our concerns seriously. There should be STRs, but we need stronger regulations. Thank you for reading.

Sincerely,

Walter and Geraldine John
PO Box 83
54080 Strawberry Valley Dr.
Idyllwild, CA 92549
November 9, 2021

jerijohn@verizon.net

From: Jim Thomas <jimthomas67@gmail.com>
Sent: Tuesday, November 9, 2021 8:56 AM
To: Jones, Steven
Subject: Idyllwild Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

My wife and I are homeowners in Idyllwild. You must be aware that half of the mountain community are weekend or occasional visitors to our properties. Owning a property wherever it is has costs to it above and beyond any mortgage payment. We own our cabin, but have monthly/annual costs associated with it: electricity, internet, water, homeowners insurance, propane, phone, property taxes, etc. These are costs that can be offset by the occasional renter.

While we don't actively rent our cabin out, we have had friends pay for its use on a limited time basis. Putting a halt to "all" recreational uses from privately owned properties, is overreach. We don't own our cabin to provide a second income, but we do get some benefit to offset fixed costs with the occasional renting to friends. If you must "paint" a rule, don't use such a "broad brush" that squashes the

majority of owners' uses of their
private properties. Refine the "details" of any plans with a smaller brush that can paint "fine details" that considers every nuance that allows resort destination owners to make their own decisions on how to utilize their properties.

Respectfully,

Jim and Melanie Thomas
Igyllwild Property Owners - Fern Valley

From: Alice Scavarda <mtnaie@gmail.com>
Sent: Monday, November 8, 2021 5:44 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing to urge enforcement of regulations for short-term rentals in the unincorporated areas of Riverside County, specifically, the Idyllwild-Pine Cove Area as provided in the STR 927 Ordinance of 2016.

I read the ordinance out of curiosity as this issue has generated quite a bit of public conversation as the stunning proliferation of these STRs has significantly altered neighborhoods throughout the area.

It was news to me that there was a permit and fee involved and that it was not automatically transferable if ownership changed, among other details.

I would strongly recommend that there be a fee increase to cover the costs of a more stringent enforcement of the ordinance as written. As far as I know, neighbors have no recourse to complain to the owner/operator of these STRs as most owners are not residents and are rarely seen at the property they are listing.

I urge the planning commission to seek a means of enforcing the existing ordinance by increasing the fees to property owners.

Thanks for your time, and your efforts,
Alice Scavarda

From: Charles Karubian <charles@karubian.net>
Sent: Monday, November 8, 2021 5:15 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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Dear Mr. Jones,

One last thing - I've also lived in Idyllwild long enough to understand that "abuse" is a two way street. NIMBY-ism is also real, and lawful STR operators can be shut down WITHOUT just cause.

I'm sorry for writing a second time, but I had to mention that. I hope that whatever the new STR regimen might be, that it is fair to STR owners, and does not allow for abuse of the regime by neighbors who simply do not want an STR in their neighborhood.

Idyllwild is home to a diverse group of people, many have been negatively affected by the long-term housing crisis, and the negligence of uncaring STR owners. I understand those people, completely.

I just hope the process is fair to STR homeowners, too.

Charles
213-425-1880

From: sarah lowrey <sarahlowrey@yahoo.com>
Sent: Monday, November 8, 2021 3:39 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

I am writing regarding the short term rental that my husband and I own in Idyllwild (Pine Cove). I have a few things to share that I think are critical in assessing the value of STRs.

We use our cabin on a regular basis, but when we are not there, we list on Airbnb to supplement the costs we incur. As a reminder, Airbnb collects taxes for this service. Additionally, we have upgraded the home including a new deck, new railing, new paint, pest control and various operational improvements - all of which have used local talent and labor to address. Additionally, because our home is very popular, we are paying a team of local cleaners an average of $800 per month to turn over the cabin. This does not include snow removal which is also frequently needed at our cabin. The value that STRs bring to Idyllwild should include not only tourist dollars, but also the general economy as described.

As semi-local residents, we've been able to get to know a few of neighbors on our quiet street. We are in good contact with our immediate next door neighbor, who has never had an issue with any of our renters. We pre-screen all guests to ensure they are respectful of our community and their neighbors. Do not let a few over-sized/over-capacity rental units cloud your view on this. Additionally, many of our guests are families, and our cabin is suited to their needs. As you may know, traveling with children presents a number of challenges that aren't solved by rooms at an inn. Having space to spread out, a kitchen to prepare meals for fussy toddlers and a place for parents to chill after the kids have gone to bed is critical for every parent. The alternative is often just *not traveling*, which doesn't benefit the local economy either.

While there may be a lack of housing for low wage workers, this is not something that will be solved by selling expensive single-family homes or renting them full time. Rather, the county planning commission needs to encourage redevelopment of some commercial properties into more affordable apartments for rent or condos for entry level purchases.

I encourage you to work with our community to develop sensible, balanced rules that allow responsible hosts to continue to share their homes while benefiting the local economy. Please do not let a few rotten apples spoil the bunch.

Best regards,
Sarah Lowrey

From: TyChristine <themarooneys@gmail.com>
Sent: Monday, November 8, 2021 1:18 PM
To: Jones, Steven; The Marooneys
Subject: Idyllwild SRT - 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,
As homeowners and short term rental operators in Idyllwild, we'd like to comment on the 927 proposed ordinance to say that we are:
AGAINST - public posting on external areas of our home indicating that we are operating an STR; we believe this makes our property a target for crime and vandals.
AGAINST - more regulation and additional fees to enforce regulations
FOR - OUR TOT TAXES TO BE DIRECTED TO THE IDYLLWILD COMMUNITY TO MAINTAIN INFRASTRUCTURE, build parks, and pay for local enforcement of STR regulations,
FOR - notifying our neighbors that we are STR operators and providing them with a local and direct number to contact us should a guest pose a problem,
FOR - having a limit to the number of guests that local STR owners can host. We have a two-person maximum on our property with VERY strict quiet hours rules and ABSOLUTELY NO PARTIES or gatherings on our property; and (touch wood) have had no issues with parties or disrespectful guests. We believe that the number of guests should be limited, that parties should be prohibited and that guests should have designated, on property parking,
FOR - enforcing 'good neighbor' regulations that are already in place,
FOR - limiting STR certificates to individual OWNER owned and prohibiting corporate or solely INVESTMENT owned STRs for owners who do not use the homes and/or that have a general disregard for the community well being. We purchased our second home as a vacation home; we use it frequently, we shop locally and hire local contractors and maintenance workers, we care deeply about the local environment and economy.

Warm Regards,
Christine & Ty Marooney
TOT CERT#71-282

From: Carlos Padilla <chuckorwhateh@yahoo.com>
Sent: Monday, November 8, 2021 9:24 AM
To: Jones, Steven
Cc: Erynn Ross-Callaghan (via Google Docs)
Subject: 927 ordinance

Follow Up Flag: Follow up
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Saunde
Short Term

Fee To Operate	2
Number Of Days Permitted Per Year	12
Guests Allowed Per Rental Unit	

This is something I'm working on getting approved in my neighborhood in idyllwild. Still going to add noise and fire safety control .. I understand your concerns on shorterm rentals and I agree with alot of my concerned neighbors, but I believe that it is also a financial boost to the community of idyllwild. If we can come together and create a program that controls things from getting out of hand , it's in the best interest of both sides to come together to figure this out responsibly and fairly..

Sent from Yahoo Mail on Android

From: Frank <altobellof@aol.com>
Sent: Monday, November 8, 2021 8:52 AM
To: Jones, Steven
Subject: 927 ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone I am emailing my opposition to the STR and their major negative impact that short term rentals have had on my family. I live at 24610 Schaeffer Dr. Pinecove. My neighbor across from me has begun churning his short term rental which has been a growing problem for myself and my neighbors. The gusts are very frequently loud disrespectful and the Jacuzzi which is in the front of the short term rental makes a great deal of noise and there have been occasions when individuals have decided they didn't require bathing trunks and were nude in the Jacuzzi During the daytime. We strongly support increased restrictions on this rental community. Frank Altobello and Barbara Czescik

From: Charles Karubian <charles@karubian.net>
Sent: Monday, November 8, 2021 8:47 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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Good morning Steven,

As a third-generation Idyllwild homeowner, and a very mindful "STR Host" (through AirBnB), it is clear to me that decisions DO need to be made to ensure that Idyllwild does not lose the very community and character that made Idyllwild attractive in the first place.

It's very clear that Idyllwild is in crisis. There ARE too many vacation rentals in Idyllwild, and there IS a long-term housing crisis here.

Here are my suggestions:

1. NO MORE "INSTANT BOOK": "Instant Book" allows guests to reserve a cabin without being interviewed. "Instant Book" is a license for negligence.

2. "KNOW YOUR NEIGHBORS": Require all STR hosts to provide their name and phone number, AND manager's name and phone number, to all adjacent neighbors. If a disturbance occurs, then the STR owner would be required to act quickly to address, and would be responsible for damages of any kind.

3. AN ON-CALL RIVCO TOT COMPLIANCE OFFICER: I'd gladly pay a higher TOT tax if the County would hire a "Roving TOT Representative", who responds to complaints and visits STR's to: a) Address neighbor's complaints, b) Determine if the STR is currently certified and licensed to operate by the County, c) To determine if the STR's TOT taxes are paid and up to date, and d) to determine if the STR is a "recurring problem in the community".

4. FINES: The TOT office should be able to levy fines to STR owners who do not, or cannot respect the local ordinances regarding parking, noise, or trash disposal.

5. CAP ON STR ACTIVITY: Putting a cap on the amount of time, per cabin, that an STR could function - If any STR could only rent for only 6 months of the year, or something like that, it would make long-term rentals more attractive to absentee landlords, while allowing part-timers like my own family to rent to responsible people as an STR while we're away.

Steven, I love being an AirBnB host. I very rarely have to deal with abusive guests, because I interview every prospect. I usually end up scaring away prospects with my emphasis on my passion for enforcement, but the quieter families love it, every time.

** Aside from my own full-time property managers (David and Kristin Atwood), I've actually hired a full-time on-call security contractor. A very well-known animal abatement contractor, Tracy Phillipi doesn't charge much per month, and is very security-minded and available day or night.

Well, those are my thoughts. If you have any questions regarding anything I've written here, I'm available anytime to discuss.

Wishing you the best of luck,

Charles
213-425-1880

From: Deidre Vail <deidrevail@aol.com>
Sent: Monday, November 8, 2021 2:46 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven Jones, Principal Planner, Riverside County,

We have a second home in Idyllwild and it was the beauty and serenity of this mountain community that led us to buy our cabin over 20 years ago. People who have actually live in Idyllwild, whether in a primary residence or second home, know how precarious living in the mountains can be. We are acutely aware of fire danger, our limited water supply, aging sewer system, septic tanks and limited road access during snowstorms, etc.

Historically, visitors who came to Idyllwild for a short period of time would stay in one of our many motels, inns, etc. which are designed to house and meet the needs of tourists. Now, too many people are renting their cabins as short term rentals (STR).

These short term rentals have many negative impacts on our community:
1) Some of the people who live in Idyllwild as full-time residents, and are vital workers for the businesses in Idyllwild, cannot afford to purchase a home and have traditionally been renters. Many of the properties that at one time were available to these individuals are now off the full-time residential market and are being used as short term rentals. This causes a terrible housing scarcity for many of our residents.
2) In addition, short term rentals can put an additional burden on our demand for water and our aging sewer and septic systems.
3) Many of the streets in Idyllwild are narrow and there is limited parking at some homes. This can be problematic when multiple families occupy a STR, and it results in illegal parking. The parking situation can be particularly dangerous during/after snowstorms when the streets get plowed and an illegally parked vehicle, coupled with snow berms, can block an emergency vehicle.
4) People using STRs aren't as acutely aware of the significant fire danger we live with much of the year. Unlike an inn or motel, they don't have someone monitoring their activities and may decide to use an outdoor wood fire pit,

BBQ or their fireplace during periods of high fire danger. A careless fire could literally wipe Idyllwild off the map.
5) People who use STRs may be coming to Idyllwild for peace and tranquility, or they may want to get together with friends and "party". Living next to a STR can potentially be a noisy situation.
6) What happens to the trash? We don't have regular trash service in Idyllwild. Locals know we need to take it to the transfer station. Unless the owner of a STR hires someone to pick up the trash, it's going to sit there and attract scavengers.
7) If there are people in a STR that are not following the correct protocols, how quickly can the sheriff respond? There aren't a lot of sheriff's cars patrolling the streets of Idyllwild.

I realize some people with cabins want to use them as a STR and are just looking at how much money they can make. However, there have to be some regulations that limit how many STR can be in Idyllwild. Are there mandated regulations that STR and their occupants must follow? Are there adequate county personnel assigned to Idyllwild, particularly over the weekends, to monitor the STR and make sure they are following the rules? Are there fees for permits that are adequate to cover the extra burden and risk of the STR to the community? Are the STR inspected so they are safe and to code for their renters?

The Riverside County Board of Supervisors must take action regarding STR to protect Idyllwild and its residents, who have a vested interest in the community. Please help us protect the Idyllwild we love, from being negatively impacted from a minimally regulated short term rental marketplace.

Sincerely,
Deidre and Joe Vail

From: C. S. Phelps <csphelps1@yahoo.com>
Sent: Sunday, November 7, 2021 10:07 PM
To: Jones, Steven
Subject: Ordinance 927 or 927.1
Attachments: IMG_3506.PNG

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Dear Mr. Jones,

This email pertains to our thoughts on the matter of the Ordinance 927 revisions. We hope the following thoughts and opinions are taken into consideration by the appropriate county authorities.

We own a short term rental (str) in Riverside County (Idyllwild-Pine Cove), CA. It's our vacation home and it gets our full attention. We personally maintain and manage the property ourselves. We provide equal opportunity, non-discriminatory housing. We are responsible and considerate owner-operators. We are neighbors to a variety of full-time owners, full-time renters, part-time owners and str guests. We believe the vast majority of str guests are respectful and considerate people who just want to come up to hike, relax and enjoy the area. We also know unfortunately that there are a few people who are not.

The Pine Cove Property Owner's Association (PCPOA) most recent Newsletter nicely states this: "It's a great time to be living in or visiting Pine Cove", written by Richard Schwartz, President. We fully agree!

Idyllwild, Fern Valley and Pine Cove area str's provide a place for local families' relatives and friends to come visit and stay nearby, in a home-away-from-home, as well as providing nice housing for tourists, visitors and people needing temporary housing, such as during the pandemic, or because of a loss due to a fire or other unfortunate and unforeseen event.

Travelers should be able to have a safe and enjoyable getaway in a comfortable home in the beautiful Riverside County communities, just like property owners are afforded this opportunity. Rules and expectations should be for "everyone", not just owners of str's. There is inequality when there are different rules for str's, long term rentals, owner-occupied and/or non-occupied properties.

STR's are typically better maintained, kept looking good from the outside, don't have full time occupants who, in our experience, can sometimes be an ongoing

problem or a nuisance and they don't leave or move away. Some full-time residents are more of a problem or present negative issues - more than the occasional infrequent short-term rental visitors. For example, full time renters and/or owners may have nuisance barking dogs, loose dogs, onsite drug consumption and/or distribution, unstable people, excessive noise, un-kept properties, cause parking problems, etc. Full-time occupants actually use more emergency services and utilities (ie. water, electric, septic or sewer), as opposed to str's.

Neighborhood policing should not be placed in the hands of a few disgruntled people who want to control things that happen on properties that don't belong to them. When there is a disturbance or something illegal, law enforcement should be the agency to handle the disturbance, nuisance and law violations. Where there are no HOA's with CC&R's, there may be recommended guidelines, but NOT unreasonable mandatory rules and restrictions.

Property owners, whether their property is a str, full-time rental, full-time owner occupied or vacant property, have **privacy rights** that should not be compromised. Things like their contact information and details about their private property, (such as the owner's name, phone number, the number of people and vehicles that can be on their property), should not be disclosed out in public via the proposed "sign visible from the road". In addition, the fact that their home may not always be occupied, making it vulnerable to theft or vandalism, should also not be made public. Signage should absolutely NOT be posted outside on vacant or sometimes unoccupied homes. If signage were required on str's, then it would be fair for ALL homes to have the same information posted outside, including owner-occupied properties and full-time rentals. But of course no one would want this requirement. So neither should str's have this requirement.

Regarding the proposed requirement for notification to neighbor dwellings located within 300 feet of a str's property line, a distance of 300 feet as a radius comprises over 283,000 square feet, or 6 ½ acres, (0.05682 miles radius) which could be at least 20 or 30 separate properties, at a minimum, as an example. It is unreasonable to expect anyone to gather names and mailing addresses of 20-30 or more property owner neighbors to send out notifications that their home is offered as a str. [See the attached satellite map screenshot for just one example of the size of a neighborhood area within a 300 foot radius circle].

A property owner should not be found guilty of breaking a law when they did not intend for anyone visiting their home to be a public nuisance. An individual or

party committing an offense should be the person(s) penalized for rule infraction. Law enforcement should be able to handle it and let the people know they are not abiding by the laws. The sheriff's department could be a better option to take noise complaints rather than the Riverside County Planning Department.

There should be equal treatment for residential properties, whether they are str's, full time rentals, owner-occupied or vacant properties, as it relates to ordinances/rules involving noise, parking, lighting, nuisance complaints, etc.

These again are our thoughts on the matter of the Ordinance 927 revisions. We hope the forgoing thoughts and opinions are taken into consideration by the appropriate county authorities.

In Kind Regards,

Larry and Cheryl Phelps

From: Havitys <hakotel@protonmail.ch>
Sent: Sunday, November 7, 2021 12:00 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones:

Thank you for taking the time to read this message.

I am a retired property owner, whose only source of income, save for Social Security, is the income I receive from the rental property I own in Idyllwild. Short term rentals have been a Godsend for me. Unfortunately, I cannot live full time in Idyllwild due to health concerns, but I do like to spend short visits in my home. Most of the time I live in the LA Area, where I am a renter.

If I get a full time renter for my Idyllwild home, I cannot visit my wonderful home, and that would make me, well, sad. I love to sit on my patio and listen to Strawberry Creek as it flows by my home. Besides, short term rentals give me more income than I would get from a full time renter.

In addition, a full time renter would use much more water, more electricity, bring more trash, more traffic, more stress and strain to the infrastructure of Idyllwild than the mostly only weekend visitors ever could. Without short term renters, most of the local businesses, such as the gift shops (no more Woolys!), the restaurants and the bars (Bye, bye, Middleridge Winery!), and the ice-cream shops (No Atomic Ice Cream?) would all pretty much go broke and close, as short term renters come to town and spend lots of money at those businesses. A full time renter would probably not spend anywhere near as much money on those types of businesses. No short term rentals equals many small local businesses in the County would close.

Less business revenue equals less tax revenue for Riverside County, and that's not in the best interests of anyone in the County.

Eliminating my short term rental income would be a disaster for me personally. I have owned property in Idyllwild for years now, and I have been very happy with the many years that I have been an owner here. If the County limits or eliminates short term rentals, the value of my Idyllwild Home would drop, as many of the properties in the County would be less desirable for people like me. All of this means that the County would need to re-value my property tax downward accordingly. Lower property values equals lower tax revenue.

Do you think that the wealthy home-owners in Palm Springs and Rancho Mirage would not sue the County for the lost property values that would occur from limiting or eliminating short term rentals in Riverside County?

No. Please don't hurt the people like me, those who love Idyllwild and the rest of Riverside County, and who want to enjoy this wonderful place and want to share it with the many visitors who are the guests in my home.

Thank you for reading this message.

Sincerely,
David Goble

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with ProtonMail Secure Email.

From: ROBERT HETZLER <twounreel@aol.com>
Sent: Sunday, November 7, 2021 11:28 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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There are so many STR in Idyllwild. The people who rent these places say only two to three people will be staying at the home. However, sometimes there are multiple people who arrive and stay. Many seem to think they can park anywhere they want. Our roads in Idyllwild are county roads and parking on both sides of the street sometimes does not let emergency vehicles drive thru. It is dangerous for everyone. The renters also think that they can play loud music and party to the point of being intoxicated. They sometimes wander the neighborhood trespassing on private property. I sincerely hope something can be done to rectify this on going problem. Thanks for your concern. Paula Hetzler

Sent from my iPhone

From: Alice Cutler <alicecutler@gmail.com>
Sent: Saturday, November 6, 2021 6:13 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Brock, Robyn; Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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To Whom It May Concern:

I am writing to you to express concern about the proposed ordinance to limit short term rentals in Idyllwild. After years of visiting Idyllwild, I bought my house there last year. My husband and I love the town and have made it our second home. We, like many other short term renters, want to have it as a vacation home and need to rent it out as a short term rental when we're not there in order to pay our mortgage, Not only have we significantly improved our lot of land, but we also hire local contractors and support local businesses when we're in town. We have good relationships with our neighbors and make sure that there are no complaints about our renters when we're not there. Additionally, we use a local management company to manage all of our renters, employing locals to clean and maintain the house. We take extra care of our house and maintain the peace and quiet in the neighborhood. Please consider homeowners like myself and protect home sharing.

Sincerely,
Alice Cutler

--
Alice Cutler
she/her
917.771.4001

From: [redacted]
Sent: Saturday, November 6, 2021 4:40 PM
To: Jones, Steven
Cc: [redacted]
Subject: 927 Ordinance

Follow Up Flag: Follow up
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As Riverside County revises it's STRs Ordinance, I would strongly recommend that vacation rental landlords be fined and/or held accountable for failure to be registered with the county in the past.

In January 2017 I received a postcard from the county with the address of the neighborhood vacation rental and a hotline number to contact in case of a problem. My neighbors and I used that hotline to report issues.

Although issues arose from time to time which were dealt with directly with the property owner or the temporary tenants, in July of 2020 neighbors called the hotline on the weekend only to find that the number we had been given was no longer the correct hotline contact.

The following Monday I phoned the county to follow up and was directed to the Desert Permit Assistance Center. I learned that the property was no longer registered, and therefore, our neighborhood was not informed of the hotline number update. I asked that the county investigate and reregister the property.
Understandably during the pandemic, it was explained to me that there was only one code enforcement officer and dealing with this would take time and require patience. I received no further county communication.

When I read our local paper about CHANGE.org and community concern regarding short term rentals, I became curious once again about the registration of the property in my neighborhood. I phoned Cindy Gosselin at the Desert Permit Assistance Center. I gave her details about the property and emailed her a link to the listing on a popular rental website. Kuddos to Cindy. Our exchanged emails show that in 18 minutes she followed through by contacting the property owner regarding his registration.

Using a popular rent by owner website, I used the reviews button to find many reviews each and every month since 2017 for both of the neighbor's properties during the years they were deliberately unregistered. This took just a few minutes and is evidence that the property was out of compliance.

In this case, the owner disregarded the county 927 ordinance by failing to register. Frustrated neighbors have had to deal with noise, parties, illegal campfires, continuing to rent during COVID shutdown, etc. on our own creating animosity and friction. Why shouldn't there be a consequence? Monetary compensation in the form of a fine is only fair. As a property owner in the mountain community if I were to fail to pay the extra annual fee from Idyllwild Fire for fire protection, I would have a monetary consequence. If I fail to reregister an automobile, I have a late fee added.

And it is obvious that monies are needed to increase code enforcement as there are far more than 355 STRs in Idyllwild (as per a recent Desert Sun article) as Idyllwild Vacation Rentals handles 50 properties, VRBO lists 232 properties, AIRBNB lists 281, VACASA lists 43, New Spirit Vacation Rentals 63, many inns in Idyllwild also handle some vacation properties (Silver Pines for one from Idyllwild Town Crier article), and all other properties "under the radar."

I ask that my comments and identity be kept confidential. Our neighborhood currently has encouraged the property owner discussed earlier to better vet his tenants, has created house rules to minimize potential problems, and is personally responsive to our concerns as neighbors. I don't wish to disturb the peace.

From: Melanie Bomar <melaniebomar@gmail.com>
Sent: Saturday, November 6, 2021 4:33 PM
To: Jones, Steven
Cc: bomars1@gmail.com; Nikki Harding; Kenny Cassady; Bob Lewis
Subject: 927 ordinance - STR owner opinion

Follow Up Flag: Follow up
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Steven,

I am writing as a STR owner in Idyllwild. I have heard there is a push against STRs and I want to make sure the voices of the owners are being heard. I had to search for your email so I know that many STR owners are not getting the same information or platform that some of the anti-STR people are getting. Please remember the loudest voices are not representative of all voices.

As a STR owner, we have not had any complaints, we know our neighbors, and we abide by the rules for quiet times/etc. The STRs help the local community thrive by employing locals for repairs, cleaning, etc and the STRs bring tourists for the local businesses. I am fine with fining renters who are loud after quiet hours or who leave trash all around. I am not fine with punishing the STR owners with new rules and regulations. I particularly do NOT want a front yard signage requirement as that would tell potential thieves that this is a property with some vacancies. I also do NOT want my info on the sign so anti-STR people can harass me.

Please note whose voices you are hearing and make sure you have representation from the STR homeowners themselves. We love Idyllwild, are good for the community, and deserve a voice. I worry that the townhalls and petitions happening now are one-sided.

Thank you!
Melanie and Scott Bomar
26580 Crestview Drive

From: Marla Sparks <marla@burketriolo.com>
Sent: Saturday, November 6, 2021 1:40 PM
To: Jones, Steven
Subject: Ordinance 927.1

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Hi Steven,

I am a full time resident in Idyllwild as well as a STR property owner.

I am in favor of most of the new proposed ordinance, except for the following things:

- Signage in front of every house with the managers name and phone number. This is information that I agree should be given to neighbors when a new airbnb is permitted (or retroactively if they are already permitted). But as someone who manages their STR personally, I do not agree with having my name and phone number on display at all times for anyone driving by. This is also a welcome sign to transients in the area who are aware of which homes are likely vacant during the weekdays. I really suggest you reconsider the sign out front of each house and instead propose each STR owner meet and inform each neighbor within a certain vicinity.

- There is also talk of a moratorium on new STRs. To me, this is asking for more unpermitted STRs and would not at all reduce the amount of unpermitted STRs, it would increase them. It is incredibly easy to set up a house on airbnb to rent without going through the permitting process and it seems much more difficult to sniff out the unpermitted ones and have them sign up retroactively.

Instead of a moratorium, I am in favor of increased enforcement of the current (and new proposed) regulations. The moratorium serves no purpose if there is no enforcement, it is just a gateway to begin closing down STRs in our neighborhood which are the lifeblood of our tourist-based economy.

Thank you for your time,
Marla

Marla Sparks
626.590.0250
www.marlasparks.com

From: Idy Gal <jeannine.charles.stigall@gmail.com>
Sent: Friday, November 5, 2021 7:51 PM
To: Jones, Steven
Subject: 927 Ordinance {Re: VRBO trouble in Paradise (Idyllwild)}

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Steve. Instead of writing a new email I am forwarding one I sent earlier to SARAH and Robyn. We are "full time" residents with a nightmare STR next door. It hosts up to 22 ppl. The septic is for a 2BR and our community well is within 100ft. The lack of rental properties for our locals is concerning. Please don't hesitate to call me if you want to chat. We will be at the town hall mtg tomorrow. (We just picked up our mail today.)
Jeannine Stigall
Full time resident
Previous Idyllwild Fire Protection District commissioner X9 yrs and proud to have served our community.

On Sun, Sep 5, 2021 at 4:26 PM Idy Gal <jeannine.charles.stigall@gmail.com> wrote:

> **RE: 25271 Tahquitz Road Idyllwild, CA 92549**
>
> Hello Sarah and Robyn,
> Thank you for your response and I look forward to hearing from you Robyn. I wanted to pop in and say that I was surprised to see this issue regarding STRs on the front page of the local paper. I don't usually get the paper so please forgive me for not knowing there was already an ordinance review in process. Covid has me safely tucked into our Fern Valley home and it has actually been enjoyable ;) Guess I'm a bit of a hermit now. Please forgive me for not being up on current events.
>
> This weekend the above STR permitted/built at 2BR/1BA but is unpermitted at a 6BR/3.75BA as is advertised as "sleeping over 20" hosted a bachelor party. My husband stopped by to say hello ("before everybody got drunk") and to mention how music and even conversations can travel several blocks. He got "yeh, we know" from them but true to their word the music was off and we didn't hear a peep after 9:00pm. You can imagine the noise up until then tho. Plenty of profanity, loud music, and playful shouting. We don't mind the playful noise as we raised 5 boys and a girl but the profanity sucks any joy out of the other happier noise. So there's that.
>
> **What worries me the most is that such large groups are in a home with a septic system rated for a 2BR/1BA.** That can't support as many people as we see going in and out of there. That would come back as the owner's responsibility if the septic should fail. **My concern is that one of our community's wells is behind that home and one lot over.....directly behind our home** (25225 Tahquitz Road.) When we moved here in 2007 the Idyllwild Water manager made a point of coming over to visit to be

sure we understood that much of the town's water came from that well. He had concerns that we'd relocate the site of our 1964 septic system. When I cleaned out the old greenhouse I found 2 gallon bottles of DDT with the metal caps rusted thru. They were on the ground and less than 30 feet from the well. I put them in buckets and took them to their office. I was very worried about DDT getting into the water or into the land. My husband just retired from Eastern Municipal Water District so we are both very conscious of how fragile water can be. The original owner/builder of the home next door dug a french drain for his RV when they were building. Code enforcement told him to put in a septic system. He put in a septic system *cover* over the french drain and the CE Officer cleared him. I called to check in and was told he put in a system. "Nooooo, he did not. We would have noticed." So back came the CE Officer, snow was shoveled away and a violation given. The owner/builder then banged on my door yelling that he had more money than they could ever fine him for. "Good for you! Now get off my porch." It was an absolute nightmare and totally unnecessary. Just abide by the rules to keep our forest and community healthy and safe. It shouldn't be that hard. I was happy to hear that he had sold the property and was no longer an issue.

Thank you for sticking with me thru this. My final issue is the number of STRs in Idyllwild. Kids who grew up here cannot find a place to rent. If they can't live here they move off-Hill and we've lost part of our community flavor. On our short block alone there are 4, possibly 5, STRs and a historic inn. A large old home across the way was just bought and is being remodeled. We hope it won't be yet another STR. There are no homes for our young families to rent. The visitors are nice for the economy but they don't have the commitment to the community. There has to be a sweet-spot where we get to continue to live in nature and welcome others to join us for a short period. I know that's what you are working towards and thank you for that.
Please don't hesitate to call me if I can be of any help.
Stay safe, stay well,
Jeannine Charles-Stigall
951-659-2426 landline, leave a msg.

I don't check my email very often so if you need to get hold of me please text or call my cell or leave a message on the house phone.
Jeannine Charles-Stigall

On Mon, Aug 30, 2021 at 8:44 AM Rodriguez, Sarah <SArrodr@rivco.org> wrote:

> Hello Jeannine,
>
> Thank you for your email - I have cc'd Robyn Brock, our liaison to STR issues, for guidance in this matter.

Warm regards,

Sarah Rodriguez
Sarrodr@rivco.org
Board Assistant to
Chuck Washington
Riverside County Third District Supervisor
37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-955-1030
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From: Idy Gal <jeannine.charles.stigall@gmail.com>
Sent: Friday, August 27, 2021 12:21 PM
To: District3 <District3@Rivco.org>
Subject: VRBO trouble in Paradise (Idyllwild)

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Hello Supervisor Washington.
This is Jeannine Stigall up in Idyllwild. We met briefly several years ago when I was a member of the board of commissioners at Idyllwild Fire Protection District (2009-2018.) I resigned due to medical issues but am proud of being part of the team that kept the District from going bankrupt (due to years of mismanagement) and being turned over to CalFire which our residents *strongly* opposed. IFPD is once again a trusted icon in our community, which I'm sure you know. My husband and I have lived in the Fern Valley community since 2007.
The reason I'm reaching out to you is about the Vacation Rental By Owner (VRBO) policies. I'm familiar with most of the rules but we have a unique situation next door to our full-time home. The VRBO was built around 2010 and was permitted as a 2 bedroom, 1 bath with a finished basement which is essentially the first floor in the backyard as it is built on a slope. As soon as the final inspection passed the owner turned it into a 6 bedroom, 3.5 bathroom vacation rental. It is touted as a "Luxury Log Cabin" that sleeps 20. There are often more than that there. We get motorcycle groups and large family/friends partying mostly on the weekends. We've had one drunk guy teaching his son to shoot squirrels with a .22, drunken revelries on the massive deck, and wedding parties that stole the peace from our lifestyle. Usually we are able to wave over the fence and explain how we live in a natural amphitheater and sound travels. Most renters understand and correct their activities but there are exceptions. It's usually noise associated with alcohol and the very large hot tub. Recently we were woken up at 3:00 am....thru a closed window and our garage between us. I handled that by heading back to the fence and shining a flashlight to get the hot tub party's attention. I no longer go on the property after dark as I need to take my portable oxygen with me and it is a sloping dirt driveway. That and I had

a rude guy semi-threaten me a few years back. Now I usually call the Sheriff to intervene as my son (a police officer in Bend, OR) has asked me not to put myself in that situation again. The property manager is usually responsive but she's also worried about "losing the last large group rental I have." I need to add that we have come to the aid of our short-term neighbors multiple times. Usually it is snow related. My husband has a tractor and has plowed snow so cars can be moved, pulled one gal's car out of a ditch when she pulled too far forward, and happily loaned out snow shovels and other gear to dig out vehicles. It surprises me that the owner doesn't provide the tools to dig out of the snow. Once we allowed the renters to use our WiFi when the rental's went out. We try to be the neighbors we would want to have but it can be a challenge with so many people affecting our lifestyle.
My final concern is that of our dog. I have found arrows in our backyard that were apparently shot from the back deck. Not sure if our dog was the target or if they were shooting at the birds nesting in our apple tree. Arrows were found in the tree once the leaves dropped. Our dog barks. That's her job. We usually confine her to the house if it is excessive. These people come into OUR neighborhood, not vice versa. I do worry that someone will take intoxicated pot shots at her. (our previous dog lost an eye to a BB gun, not here tho)
My worries/questions follow:

1. Can a home be rented out for more than what the permitted occupancy (based on **PERMITTED** bedrooms and bathrooms? (in this case 2BR/1Ba vs 6BR/3.5Ba.)
2. This property has a septic system and is within 100 feet of our community well (Fern Valley Water.) The original builder faked putting a septic system in when he had his trailer onsite. He became threatening when I challenged him on it. I turned it over to code enforcement and he tried to fake them out with a fake septic cover covering a hole in the ground. I worry about our community water source which is directly behind our home.
3. We know of 4 VRBO homes just on our street within a block. Three of them are side-by-side. A company bought and is now remodeling another home across Fern Valley Road and we fear it too will be a large group rental.
4. What are the limitations of vehicles parked within the property and on the main road?
5. What process do I need to start in order to file a complaint?
6. Is the fact that their headlights activate our security system a reasonable complaint? (they pull in facing our kitchen which activates the system even at its lowest setting)

Please know that we support the VRBO homes as they boost Idyllwild's economy. We encourage people to come visit. Idyllwild is beautiful year round and we love to share it's small town feel. However, the VRBO policies should not remove from the full-time property owners the sense of living in nature away from the chaos of larger communities. We've had people say they want to be in nature but then they destroy that environment with loud music, late parties, and traffic. I am hoping you'll be

able to help us either enforce existing limits or create them if they are not currently in place. Would this be possible? I would be happy to come to your office to discuss this with you or your staff. I'm also happy to be on the agenda for any future meetings you may have. Please contact me at 951-659-2426 (h) or 951-256-0421 (c) as needed.
Thank you again for all you do.
May you and your staff remain well during the Covid pandemic,
Jeannine Charles-Stigall

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County of Riverside California

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.
I don't check my email very often so if you need to get hold of me please text or call my cell or leave a message on the house phone.
Jeannine Charles-Stigall

From: curt rose <firecrewcapt@yahoo.com>
Sent: Friday, November 5, 2021 7:14 PM
To: Jones, Steven; Me
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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My comment for you regarding the Short Term Rentals in Idyllwild-Pine Cove, Ca.

How, what or who to contact when I can smell and identify the toxic materials the renters are burning in the fireplace?
Basically they're to lazy to take the trash out and dispose of properly. I'm a retired Fire Captain, so my sense of smell is very sensitive to toxins burning in a household fireplace/wood stove as they exit through the chimney. I know who to contact actually but this is the first time I can present this as a specific problem, these lazy ass tourist/part time visitors as in they own the house but only reside in their house once in awhile at their convivence, to someone in the county government. Please help.

Thank You,
Curt Rose

From: Karin Greenwood <greenwood.karin@gmail.com>
Sent: Friday, November 5, 2021 6:36 AM
To: Jones, Steven
Subject: 927 Ordinance STRs in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,
I will not be attending the meeting on November 10 at the Town Hall in Idyllwild at 6:30 pm due to Covid concerns but I want you to know that my family and I are all very concerned about the proliferation of STR's in Idyllwild in general and in my neighborhood in particular. I have lived in the same home here since 1974. The issues that will be addressed at this meeting are very important to us. Last weekend at a STR near us, there were at least 5 cars at the residence. There was loud rap music playing outdoors, children yelling, a dog barking and we could hear all of that on our walk around the block with our dog long before and after we reached this property. For the immediate neighbors I know this was upsetting having talked to some of them.

I especially also worry about access for emergency vehicles and snow plows when STR's do not have adequate off street parking. It has already been an issue when vehicles are parked on the street during snowy times for the snowplows. With extra cars and people who do not know how to drive in snow it will become especially dangerous. For residents it is often necessary to keep digging our cars out of off street parking during snowy weather. STR renters will not be doing this. There are not enough professional snow removal people to handle the influx when the STRs are busy as well.

This whole situation with STRs needs much better regulation. Please pay attention to the concerns of our community. Be sure representatives from your office attend the meeting on November 10, 2021 at the Idyllwild Town Hall.

Sincerely,
Karin Greenwood
951-973-8651
greenwood.karin@gmail.com

From: Jon Brown <jbrown510@gmail.com>
Sent: Tuesday, October 26, 2021 2:45 PM
To: Jones, Steven
Cc: Brock, Robyn
Subject: STRs in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Steven (cc: Robin Brock),

Wondering what data the county (planning department) has on the economic impact of Short Term Rentals in the Idyllwild area and long term history or STRs here.

A couple specific data points I'm interested in but have been unable to find on my own and realize may not be available are:

1. TOT taxes paid by year from 92549 (or similarly defined region)?
2. Primary economic impact of tourist spend in the Idyllwild area (local spending other than on lodging)?
3. Secondary economic impact of tourist spend in the Idyllwild area (spending by locals directly employed in tourism sector ie restaurant staff, housekeepers, etc…)
4. Spending by STR property owners specifically on home improvement and maintenance (contractors, snow removal, house keeping, etc)?

Anecdotally as a resident this impact seems massive and positive. Just trying to quantify some of it.

Further, wondering about some non-economic planning issues specifically. I've tried digging through 2020 decennial data to find specifics on a couple data points but it seems only total population data has been released, not detailed breakdowns like there are for 2010 and 2000. I'm wondering if you have housing data for 2020 vs 2010 and 2000?

5. Number of housing units available by type, detached homes vs multi-family.
6. Occupancy data owned primary home vs rented primary home vs second home.

From reviewing total population numbers I think Idyllwild has increased by roughly 500 full time residents in 20 years, and in the same time period added ~50 housing units (mostly motels converted to apartments with a handful of new detached homes). Presumably a lot of "vacation homes" absorbed that influx, but it's really hard to quantify. Further it seems like there was a huge surge after the 2020 census, we call them covid city escapees. Lots and lots of people, sudden able to work remotely, bought in 2020 and moved in full time.

Finally on the topic of the number of STRs historically.

7. Do you have historical data on how many STRs operated in Idyllwild _before_ ordinance 927? Ideally going back to at least 2000 (before Airbnb existed)?*

* Vacation rentals were the norm up here long before the internet existed, let alone platforms like Airbnb. They just got listed through local brokerages like Quiet Creek Cabin rentals and Idyllwild Vacation Cabins. The thing Is, nobody seems to have a reliable memory as to how many there were operating at any given time. I recall one of this agencies 15 years ago telling me they had 100 private cabins… but my memory of a conversation over a glass of wine 15 years ago isn't exactly the most reliable thing.

Again, totally understand if any/all this isn't available. Just run out of places to look on my own and though maybe you'd have some.

Kind Regards,
Jon Brown
Idyllwild, CA

From: District3 Information
Sent: Tuesday, October 26, 2021 1:59 PM
To: Jessica Cohn
Cc: Brock, Robyn; Jones, Steven
Subject: RE: In support of short term rentals in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Jessica,

Thank you for your email – I have cc'd our deputy chief of staff and planning liaison, Robyn Brock, and also the principal planner for the short-term rental ordinance, Steven Jones, for their awareness.

Warm regards,

Sarah Rodriguez
Sarrodr@rivco.org
Communications Director to
Chuck Washington
Riverside County Third District Supervisor
37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-955-1030
Subscribe to Chuck's Chronicles Here!



From: Jessica Cohn <cohn.jessica@gmail.com>
Sent: Tuesday, October 26, 2021 12:44 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: In support of short term rentals in Idyllwild

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Hi there,

My name is Jessica Cohn, and I am a homeowner in Idyllwild in Riverside County. I bought my home in September 2020 as a vacation home and investment property. Since then, I have put a ton of work into the house, using all local contractors, bringing it up to date and making it more fire-safe. I love Idyllwild

and my house and spend a lot of time there; when I'm not there, I rent it out to guests via a local property management company.

I am writing to ask that you protect the rights of County homeowners like myself who share our homes to supplement our income and allow access to Idyllwild's beautiful natural environment for visitors.

Prior to me purchasing the house, it was a rarely-used vacation home (as are multiple other homes on my street). Vacant homes do nothing to support the local economy (and in fact, we've had several house fires in the last year due to squatters cooking drugs in vacant homes). The 10% TOT tax I pay for each visit is money that otherwise would never have come into the Riverside County coffers. I also continue to hire local service people for housekeeping, home improvement projects, regular maintenance, fire abatement work, and more. It's wrong not to consider the full effect short-term rentals have on the local economy of a tourist destination like Idyllwild.

I know all of my neighbors and have positive relationships with all of them in every direction, and they know that they can reach out to me at any time if a visitor is disturbing them by, for example, blocking their parking. To date, we haven't had a single issue that I'm aware of. My cabin has a limit of 4 people and 2 cars; most of my visitors are couples or small families, not people looking for a place to party. I believe that the right thing for Riverside County to do is directly address the issue of what I expect is only a handful of bad apples instead of blocking the ability of homeowners to host visitors who happily abide by all the rules and regulations.

Idyllwild in particular is unique in Riverside County in that folks have been coming here for 100 years to _stay in a cabin_. There is nothing wrong with the local motels and inns, but the fact is it's not what most want. What most want is the experience of living in a cabin in the woods, not just another hotel room. This was true long before platforms like VRBO and Airbnb made rental cabins here more accessible to all.

As you discuss and draft regulations that will impact us, please support our right to share our homes, and help residents and businesses throughout Riverside County to continue to benefit from the sharing economy. Please work with our community to develop sensible, balanced rules that allow the majority of responsible hosts to share our homes, protect the integrity of neighborhoods, and ensure hosts, guests, and the local community continue to receive the full economic benefits of short-term rentals.

Jessica

From: Rodriguez, Sarah
Sent: Tuesday, October 19, 2021 11:52 AM
To: Dennis McGuire; Jones, Steven
Cc: marklamont@idyllwildfire.com; Jim LaMont; Weiser, Bill; Frater, James
Subject: RE: .....Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area, with an IMMODEST PROPOSAL

Follow Up Flag: Follow up
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Hello Dennis,

Thank you for your email – I will bring it to the attention of our staff as well.

Warm regards,

Sarah Rodriguez
Sarrodr@rivco.org
Communications Director to
Chuck Washington
Riverside County Third District Supervisor
37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-955-1030
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From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Monday, October 18, 2021 5:40 PM
To: Jones, Steven <SJones@Rivco.org>
Cc: Rodriguez, Sarah <SArrodr@rivco.org>; marklamont@idyllwildfire.com; Jim LaMont <jimlamont@idyllwildfire.com>; Weiser, Bill <Bill.Weiser@fire.ca.gov>; Frater, James <James.Frater@fire.ca.gov>
Subject: .....Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area, with an IMMODEST PROPOSAL

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Attention Steven Jones,

I thank you for responding to me about my Idyllwild airbnb concerns. But having my comments "incorporated into the file material" and become "a part of the public record" doesn't sound promising. So, let me up the ante. I'm cc'ing this to Sarah Rodriguez of Supervisor Chuck Washington's office, to our

Idyllwild Fire Chief and Fire Marshal, and to Chief Bill Weiser and Fire Marshal James Frater at the Office of the County Fire Marshal. And why to this particular list of County officials? Because there is a hole in the "Short Term Rental Ordinance" proposal (for the unincorporated areas of our County) big enough to drive a fire truck through!

Go to any house address in Idyllwild that's on Zillow, but don't look at the "Satellite" view, look at the "Road" view. Then pull back, but not so far that you can't see all the squares and rectangles that signify a house or a cabin. Then work your way around our valley and up to Pine Cove. What you will conclude is that Idyllwild is a fairly dense suburb! Then go to "Lot lines" and focus in until the trees show up. Idyllwild won't look much like a suburb anymore, it will look like a forest, a forest of trees, or a forest of match sticks waiting to be lit (as likely as not by a careless visitor?)! And then add this to that: I have lived here now 48 years, I've been through 4 mandatory fire evacuations (with more evacuations to come, I expect), and though hundreds of thousands of bark beetle-infested trees have been removed, as we now seem to be living in endless drought conditions, the forest here is much denser, by far, than when I moved here.

I assume that even if you don't usually talk with one another, you are aware of the County Fire Marshal's Office. Are you aware of their 1/07/21 Technical Policy requirements for "one and two family dwellings", etc.? It is clear that the Fire Marshal has not forgotten how we lost 5 firemen in the Esperanza Fire of October (ah, October) of 2006, and why. And so, having reflected on the implications of our warming climate, the Office has imposed access and egress requirements with regards to parcels that can now be developed, that can now have a house or cabin built on them. And based on that criteria, there are hundreds (or more) parcels on this mountain that will never be built on.

My IMMODEST PROPOSAL is simple: Any house or cabin approved for use as an airbnb must meet the standards put forth in Technical Policy #TP 16-001 (revised 1/07/20), meaning that it must be on a County maintained road that meets present County Road standards, with regards to width and cul de sac diameters (where they occur), and if the house or cabin is located more than a 100 feet from the County road, the driveway must meet the width and turn around standards set forth in that document (for fire truck access and egress). And understand, my wife and I live in a house on a street that meets those standards and like all the other houses in our immediate area, except for one or two, our house and the others are within a 100 feet of the roadway. In other words, the houses I'm looking out my window at now are, according to your Short Term Rental requirements, potentially part of what we could call "Motel Row". But better that than what would be allowed in the Ordinance proposal--unless I am missing something, a potential airbnb can be any cabin or house located anywhere up here!

After I press "send" on this, I will forward it to those I believe are also concerned about this issue. Especially in Idyllwild, airbnbs have exploded like a virus (and we all have lately been reminded of what viruses can be like!). And now we are all playing catch up. That's not your fault, nor is it mine. I empathize with your situation, trying to find a balance between vested self interests and public safety. But that balance must tilt towards the latter, not towards the former. I wish you good luck in your endeavor. And if you need a "public safety" fall guy, feel free to nominate me to the position.

And if what I am proposing winds up having no place, there are still a Code Enforcement option or two out there, as we both have commented on. I asked our local Fire Marshal about this a couple of years ago and he made it pretty clear that once a house makes a leap from being a single family home to being an airbnb, whether part time or full time, there are code requirements that can be imposed, if the manpower is made available to enforce them.

Thank you for your consideration,

Sincerely, Dennis McGuire, Idyllwild

And P.S.

I am an architect and I have designed and built house projects here at some distance from the street on fairly large parcels, parcels where creating 8 parking spaces, for two people per car (per your Ordinance proposal), would not be that hard. The way I got those projects approved by the Fire Department in years past was that we provided a fire hydrant near the house. Now, if the 2020 Fire Marshal Technical Policy requirements are imposed, as I propose, then these houses won't be available as airbnbs, not for 2 renters, not for 16 (and with regards to the two projects of mine that I am thinking about, I am certain that under the new regulations I wouldn't now be allowed to build where I was allowed to build in 1976 and in 1991).

From: **Jones, Steven** <SJones@rivco.org>
Date: Thu, Oct 14, 2021 at 12:09 PM
Subject: RE: Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area
To: Dennis McGuire <mcguiredarcheetect@gmail.com>

.....Thanks, Dennis, for your email and for contacting the County of Riverside. Your comments are being incorporated into the file material and are a part of the public record.

Latest draft Short Term Rental Ordinance language and other information can be obtained here (https://planning.rctlma.org/Advance-Planning/348UPD). Updates, based on your comments, the County's Grand Jury's and ad hoc committee's findings are occurring this week.

Staff anticipates public hearings for the ordinance update to commence December 2021 at the Planning Commission, wrapping up early 2022 at the Board with changes that increase owner and renter responsibility and County accountability. Like you said, Code Enforcement will be key in helping property owners, business proprietors and renters alike come to a better understanding that complying with the ordinance and being a good neighbor is appropriate to reduce conflict and increase safety.....

You may reach Planning staff at (951)955-0314 or sjones@rivco.org to further discuss the impending updates to the Short Term Rental Ordinance.....

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501.....



From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Thursday, August 26, 2021 2:03 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area

.....Mr. Jones,

In 1976 I sent a Letter to the Editor of the Idyllwild Town Crier and because of the subject they placed it in the paper as "Another Point of View". It got quite a response, so I put together a Town Hall meeting, which also inspired quite a response. The focus was on limiting growth here, so we wouldn't turn into Big Bear or Arrowhead or Mammoth. And the way I presented it was straightforward: people are going to keep coming to our mountain and to our town in greater and greater numbers, and we need to be gracious hosts. But those of us who live here and live and work here should have some say over what kind of place this is and is going to become. And given our context, this valley surrounded by its granite escarpment, the kind of place that in most other states of the union would be a National Park, maybe our town should be the one town in Southern California that wasn't like every other town. So, I wasn't just proposing that we find a way to limit growth here, on a mountain with limited water resources and only two access highways. I was proposing more than that: that we avoid having traffic lights, condominiums, medium rise motels, even sidewalks, street lights, and name brands--if we could.

Attending my presentation were members of the Izaak Walton League, especially Ernie Maxwell and Spark Schnitzer. And they thought that since I was an architect (I came up here in late 1973 to build my first house) and dealt with the Planning Department on a regular basis (I had to get approvals from the Planning Department to get to the Building Department), then I should be the one to explore our options with the county and get a reliable answer to the crucial question: what is the most effective way to guarantee that Idyllwild can continue to be the Idyllwild we knew and loved? Should we incorporate? Or should we leave well enough alone, depending on the County to look out for our best interests? Well, it turned out that there were lots of people at the County level who were already thinking ahead and considering the implications of the population growth that was inevitably coming to Riverside County

(there were just under a half million people living in Riverside County when I moved here in 1973 and there are now two and a half million). And there were those in County Planning, many my age at the time, who were thinking about Idyllwild and these mountains as a special case--after all, our county is a mostly desert county. So, it didn't take me long to get back to the Izaak Walton League with what my quest had taught me, that the County was on our side and that the risks and costs that would attend our incorporating were not worth taking or paying. So, we worked with the County and, eventually, with the State and even the Federal Government. We got rid of half of the commercial zoning in this town in the late 1970's. When what's called "the Fort" was proposed for the center of town at 15,000 square feet (on a 3/4 acre parcel that would have produced a three story wall against the street, with a two story parking lot behind it!), the town said "no". And after a time and a number of Town Hall meetings, an 8000 square foot structure, with on-grade parking behind it, was built. Stop lights have been proposed and been shot down. And there are no condominiums and though we did once have a Chart House here, even that name brand is gone now.

But that was the 1970's and how things played out in another century. And though there have probably always been cabins and houses here that have been rented out on occasion, in the 1970's we did not anticipate the explosion of what are called "airbnbs"! I was one of a few locals here last year to get in touch with Chuck Washington, our County Supervisor, to propose closing our town down for a couple of months, to the degree it could be closed down, as the Covid Virus took off! And that was done with the support of the county and the state. Motels were available only for essential workers, parks and trails were shut down, and airbnb rentals were forbidden during that period. But I had mentioned to Wahsington's office that the "official" number of airbnbs here (as close as I could discover online) was 760. And someone from Washington's office called me to tell me that Supervisor Washington was shocked to hear that there were so many--and I'll admit that I responded with "I am pleased to hear that he is shocked." I have been commenting for the last few years that it is interesting that we have been able to quadruple the number of rooms available for visitors to stay in up here and we didn't have to build even one more motel in order to accomplish that feat.

Now, what is the most appropriate way to deal with the explosion of the number of airbnbs here? Below is an article from last year's Los Angeles Times about what San Bernardino County has been doing out in the Joshua Tree area: Code Enforcement. But that area is not as vulnerable to the effects of Global Warming as is Idyllwild, ie. the possibility of another forest fire! I'm certain that if you ask the Sheriff, the CHP, and our Fire Departments whether they would rather be trying to get 10,000 people off this mountain on a big weekend, or 15,000, if there is another fire, whether via one or both of our access highways, they will tell you that whatever the lower number is, that is the preferred number!

It turns out that time is of the essence with regards to all of this. There are 20 million people within a 3 hour driving radius of this place and the Covid Virus has inspired many more than the usual numbers to flee to this mountain and to Idyllwild. And as before, we must be gracious hosts. But as before, we who live here, who live and work here, and those of us who have devoted our lives to this remarkably special place, have a right to some say about what this place is and will become. Let me know if I can help you in any way.

Sincerely, Dennis McGuire, Idyllwild (951 659 3177).....

Date: Mon, Feb 10, 2020
Subject: Interesting....San Berdo gets the ball rolling.
To: Dennis McGuire <mcguiredarcheetect@gmail.com>

https://www.latimes.com/california/story/2020-02-10/joshua-tree-is-in-an-uproar-over-a-new-law-requiring-code-enforcement-inspections-of-vacation-rentals?_amp=true


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County of Riverside California

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Monday, September 27, 2021 2:50 PM
To: Jones, Steven
Subject: **REALLY IMPORTANT MESSAGE **Fwd: Comments re Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Steven, I trust you saw this email already, Peter really brings home the major points that we're looking for in an extremely thorough manner…
Thanks again Joel

Subject: Comments re Ordinance 927.1

Mr. Steven Jones (sjones@rivco.org)

My name is Peter Szabadi. I have been part of our Idyllwild community for the last twenty-five years. I am the Vice-President of the Idyllwild Water District.

The lack of proper administration of the STRs and the uncontrolled issuance of STRs has substantially negatively impacted our community.

I have been participating in an ad-hoc group of concerned citizens including Terry Shirley with whom you had a number of communications over the past months concerning the impact of uncontrolled issuance of STR permits and the lack of meaningful supervision of the permit holders.

I understand that the proposed changes to the last version of 927.1 should be finalized by early October and that it will reflect the recommendations issued in the Grand Jury's recent report. This will certainly be progress in the right direction.

There are two areas of concerns for us here in Idyllwild. First the way the STR permits are handled. In this regard in

addition to the recommendations of the Grand Jury, I would like the following matters addressed: a. Inspections on issuance and at each annual renewal; b. eliminate allowing off premises parking; b. determining the maximum number of renters per home, based on health, zoning and square footage; c. holding corporate operators responsible for violations of the STR rules; d. insurance appropriate to the use of the leased premises; e. not permitting STR leases for less than two(2) days, and f. limiting issuance of permits to homes where the owner personally resides i.e., limit use of the STRs to single users in order to eliminate business operations consisting of multiple homes.

Our second concern, which was not addressed in the Grand Jury's report, is the impact of the high number of STR s already issued.

As I understand more than 243 STR permits were issued for Idyllwild as of February 2021. I am quite sure that this number has substantially increased since then. Based on my understanding, more than 50% of the total Riverside STR permits were issued for our tri-city area. The STR issue is not county wide, it is particular to us and some areas of Temecula.

Riverside County cities have almost uniformly addressed the issue of the proliferation of STR either by prohibiting them and/or severely limiting their uses and numbers. See for example La Quinta, City of Riverside, Palm Desert and Palm Spring. We need a similar approach for us.

I would make the following recommendation in this regard:

1. Limit the number of permits to be issued for a particular area;
2. Provide for a gradual reduction of the already issued permits over time to a reasonable fixed number; and

3. Only permit a limited number of short rentals per permit.

I believe that given these many issues it would be appropriate for the Board of Supervisors to issue a temporary moratorium on issuing new permits.

I would appreciate if the Board would set up a Committee of Concerned Citizens to advise the Supervisors of their concerns and recommended solutions for resolving the many remaining issues.

I appreciate your assistance in advance

Peter Szabadi
pszabadilaw@gmail.com
310-2007102

cc: Ms. Robin Brock (sjones@rivco.org)
--
PLEASE NOTE CHANGE OF ADDRESS AND FAX NUMBER

PO Box 3510 [For US Mail]
53541 Westridge Road { For FedEx, etc]
Idyllwild CA 92549
tel. 310-2007102
fax 310-491-7960
pszabadilaw@gmail.com

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vírusellenörzésen esett át, de a vírusmentességet nem tudjuk garantálni.

<to Planning Department.docx>

From: Captain Woody <captainwoody@gmail.com>
Sent: Thursday, September 23, 2021 2:05 PM
To: Jones, Steven
Subject: Ord 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Steven J.,
I know your time is short. Our solutions to STR issues summarized ...
-A limit on the number of STRs.
-Limiting STRs to commercial areas.
-At a minimum, an STR ban on non-county roads.

Details ...
I follow a few groups of residents here in Idyllwild that are having STR problems. The solution that keeps popping up is less STR certifications. This one thing would benefit our community greatly.

Of primary concern is untenable fire evacuations. With almost 600 STRs in our small community, we have village traffic on weekends. 85 people died in the Paradise Fire in a similar mountain community. Some died in their cars stopped in traffic. Further, this is a liability for Rivco. Many solid points were mentioned in the Grand Jury report and we are looking forward to those changes. I did not see the evacuation liabilities accounted for.

Many communities in CA have solved most of their STR issues by limiting STRs to commercial areas. This would cleverly bypass a hard limit on the number of certifications. Our roads away from town are small, slippery and proving treacherous to tourists. STRenters are constantly blocking roads and neighbor driveways.

Non county road ban. Our non-county roads are single-lane, wind through trees and have steep sections. It's crazy to have STRs on them. And they are not county maintained; zero road maintenance or plowing. Residents pay for and do all of the work ourselves. The STRs on our road do not help with the costs or labor while increasing traffic greatly; heavy propane and septic trucks, maintenance trucks, maids, guests. STRs are a large, unfair burden on us. I know Rivco banks over a million dollars a year on TOT. Just remove them from non county roads. This helps with all other issues too.

Another reason to limit STRs is lack of long term rentals. Shop workers have to commute from off-hill cities. Some wonderful people in our community have been kicked out for an STR remodel. STRenters do not follow common fire sense often tossing coals into pine needles etc. Road and driveway blocking is a large issue, especially in winter.

I know you are getting pressure from the Supes to keep as many STRs as possible for the TOT income but homes like ours have become difficult to live in.

AirDna.co indicates 536 STRs advertising, as of July 1. More now of course.
https://www.airdna.co/vacation-rental-data/app/us/california/idyllwild/overview.

We are full time residents, owners since 1974. I make most of my local money off of tourists and we own the STR next door (currently long term rented to help the community). Quality of life should come first in Rivco.
Thank you,

Woody Henderson
310.357.1070 call anytime.
My wife Giovanni and neighbors; Courtney, Michael & Dinette, Mark & Denise, Mark and Matt.

--



Mr. Steven Jones (sjones@rivco.org)

My name is Peter Szabadi. I have been part of our Idyllwild community for the last twenty-five years. I am the Vice-President of the Idyllwild Water District.

The lack of proper administration of the STRs and the uncontrolled issuance of STRs has substantially negatively impacted our community.

I have been participating in an ad-hoc group of concerned citizens including Terry Shirley with whom you had a number of communications over the past months concerning the impact of uncontrolled issuance of STR permits and the lack of meaningful supervision of the permit holders.

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I would make the following recommendation in this regard:

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3. Only permit a limited number of short rentals per permit.

I believe that given these many issues it would be appropriate for the Board of Supervisors to issue a temporary moratorium on issuing new permits.

I would appreciate if the Board would set up a Committee of Concerned Citizens to advise the Supervisors of their concerns and recommended solutions for resolving the many remaining issues.

I appreciate your assistance in advance

Peter Szabadi
pszabadilaw@gmail.com
310-2007102

cc: Ms. Robin Brock (sjones@rivco.org)

From: Jayson Matthews <lettherebejayson@gmail.com>
Sent: Wednesday, September 22, 2021 6:18 PM
To: Jones, Steven
Subject: "Ordinance 927"

I appreciate your work on this important ordinance.

1) Parking enforcement in Idyllwild is vital. I live on a small, non-county road in Pine Cove. The house directly up from me has become an Airbnb and the owners routinely allow many more cars to park there than fit in their driveway. They consistently block the road, block fire hydrants, etc. Calling the Sherrif has been useless.

2) WE NEED SOMEONE we can call when there are problems who will actually show up.

3) Speaking of the private road, the endless chain of traffic on this poor street rapidly degrades it. What kind of recourse do we have for damage caused to roadways that are receiving considerably more traffic than they should because of an STR?

4) If a house is on a non-county road, I think the ordinance should include a clause that everyone on that road can vote as to whether an STR should be allowed in the first place. It is obscene what these places have down to small towns like Idyllwild.

5) Complaining to Airbnb is pointless. There needs to be a local oversight committee that hears complaints and decides whether or not to renew an STR license.

Thank you for your time.

Jayson Mathews
Pine Cove

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Wednesday, September 22, 2021 8:45 AM
To: Jones, Steven
Subject: **Ordinance 927** Joel Feingold

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Steven,

I was traveling all day yesterday finishing up my ATM machine route and I'm leaving Los Angeles this morning…

Here are some of the main points Myself and many others would like to see addressed… At least one code enforcement officer in Idyllwild that can be responsible for not only doing inspections prior to permits being issued, but also be around during the primary problem times which are basically Thursday through Sunday, when the issues arise with the short term guests overcrowding some of the neighborhoods, it would just be great to have someone to actually call and have someone come out and address the issue on the spot.

Once an inspection is done and permits are issued, fees and renewal fees are much much lower than surrounding areas and should go up.

There is entirely too much noise and and disruption to our once quiet neighborhoods from many of the larger and poorly managed homes, code enforcement can help with the noise ordinance that is already in place.

Lastly, obviously there are parking issues that arise due to overcrowding, not to mention disgusting things that continually go on in plain sight of young children in some of the Jacuzzis at the larger homes.

Just like when I owned an apartment building I had regular inspections of my Jacuzzi and it had to be permitted since it was used by the public, there should also be permits and inspections done on the Jacuzzis that are in these commercial type operations were by hotel tax is still being collected…
———————————-

I will be putting together a Facebook blast to some of the local Idyllwild groups later today, letting them know this is their best chance to follow up with any last minute input they may have towards this ordinance…

Thank you very much as always for your time, it's greatly appreciated, Joel

Sent from my iPhone

From: Christina Sepe <christinasepe@hotmail.com>
Sent: Tuesday, September 21, 2021 2:05 PM
To: Jones, Steven
Subject: 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Jones,

My husband and I recently purchased a Dennis McGuire architectural home at 53590 Rocky Way in Big Cedar Glen. The previous owners used the home as an Idyllwild Vacation Rental and it was very much in demand year round. While this is a second home for us as well, we decided to forego any rental income specifically for the sake of preserving Idyllwild's resources, beauty, and tranquility.

We are very strongly in favor of upgrades to 927.1 ordinance; specifically, provisions that limit STR's to 5% of a small residential community, a dedicated county enforcer at the Mountain Resource Center on Franklin Drive, required on-site owners of any STR's, and large licensing fees to discourage casual rentals. These are but a few of the ideas that will help maintain Idyllwild as the idyllic mountain town that it is.

We're trying to do our part, and we support you wholeheartedly for doing the same for our community.

Thank you for your time!

Sincerely,
Steve & Christina Miller
(516) 810-0257 (Christina)
(818) 438-1020 (Steve)

Sent from my iPhone

From: Steve Shaw <omniavero720@gmail.com>
Sent: Friday, September 10, 2021 11:40 AM
To: Jones, Steven
Subject: Ordinance 927.1.

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DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Principal Planner Steven Jones,

I live in Pine Cove, 92549. I have already sent you my thoughts on the horrid, horrid, horrid Air BnB at the end of McGovern Road where I live.This was recently posted on our community bulletin board:



Giovanni Cosetti Pine Cove NE • 29 Aug

Badly Behaved AirBnb Guests.
Not only did the Airbnb guests next door bring a 8'x10'-12' inflatable pool for their deck, but when they were done, they felt it was perfectly OK to dump the water over the deck, onto my property/driveway so now I get to navigate a muddy mess when I leave. Good times! So much for water conservation - Boo Hiss.

Unfortunately, this sort of thing is not uncommon; it is the norm.

Please do what you can to help us out. This is our home, our only home. We have to put up with this sort of thing all the time now!

Very sincerely,

Steve Shaw

From: ric miller <ricm29@gmail.com>
Sent: Saturday, September 4, 2021 11:03 AM
To: Jones, Steven
Subject: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon. As an owner/resident of a Bermuda Dunes home, I have become overwhelmed with the number of Short Term rentals on my once peaceful street. The traffic is excessive, the noise is constant and the various different groups of people is disruptive. Can you provide any updates on ordinances that may help to curtail and limit these activities.

Thank-you for any assistance.
Ric Miller

From: ric miller <ricm29@gmail.com>
Sent: Saturday, September 4, 2021 11:03 AM
To: Jones, Steven
Subject: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank-you for any assistance.
Ric Miller

From: Jon Brown <jbrown510@gmail.com>
Sent: Tuesday, August 31, 2021 3:24 PM
To: Jones, Steven
Subject: Draft Ordinance 927.1

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Hi Steven,

I already submitted public comments via email. They were maybe a bit rambling in spite of trying to be concise.

Just want to reiterate a couple things reviewing 927.1 again and the grand jury recommendations.

1. I am in favor of home inspections prior to issuing a permit that set occupancy limits based on off street parking and bedrooms/bathrooms (not beds). Too many folks stick multiple bunk beds and sofa beds into tiny cabins which leads to way to many occupants.

2. I am very strongly against adding any outdoor signage. It's ugly and it's going lead to crime and owner harassment. It makes way more sense to funnel all complaints through an online complaint form where RivCo can monitor both complaints coming in and responses to those complaints. That form could then easily forward complaints via email and text message to the registered contact person. With signage there is just way too much opportunity for abuse if there is a 24/7 direct contact phone number on it. I can also almost guarantee no individual STVR owner is going to be putting their actual cell phone number on that sign. Self managed owners will either stop self-managing (which are the STVR with the least issues) and hire management companies like Evolve and Vacasa or they will hire an answering service to relay messages. In either case the resulting effect would be totally the opposite of what is desired (more responsive owners).

3. I have mixed feeling about raising permit fees. Conventional wisdom is that the least problematic STVRs in Idyllwild are the ones that are self-managed, many of which are only rented out part of the year as the owner actually uses the vacation home themselves frequently. Raising permit fees would discourage this long established practice and would also further encourage more people to avoid registering those types of limited use STVRs at all. I do feel there ought to be much greater enforcement of permits as well as code compliance (noise and occupancy). That enforcement however ought to be funded by the ToT taxes, not permit fees. ToT taxes are in effect a usage tax that better reflects actual code enforcement impacts than permit fees do. A 5 bedroom party house with a pool pays way more in ToT fees than the a 2 bedroom personal vacation home that gets rented out one week each month. I strongly encourage you to consider taking a usage tax approach to funding enforcement rather than a permit fee approach.

Kind Regards,
Jon Brown
Idyllwild

From: Leticia Pelayo <lety@pelayo.us>
Sent: Tuesday, August 31, 2021 11:21 AM
To: Jones, Steven
Cc: Stilwell, Samantha; Supervisor Jeffries - 1st District
Subject: Re: Short Term Rental Ordinance- Grand Jury Report

Follow Up Flag: Follow up
Flag Status: Completed

Thank you so much Steven for the update and response!
I really appreciate the time and attention given to my recommendations.

Please let me know if I can help in any other way.

Best regards,
Leticia Pelayo

> On Aug 24, 2021, at 8:48 AM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Thanks for contacting the County of Riverside. Your comments and suggested are being reviewed for incorporation into the file material and are a part of the public record for the decision makers' action.
>
> As mentioned below, latest draft and other information can be obtained here(https://planning.rctlma.org/Advance-Planning/348UPD).
>
> Planning staff is always available at (951)955-0314 or sjones@rivco.org to discuss the impending updates to the Short Term Rental Ordinance.
>
> **Steven Jones**
> ***Principal Planner***
> ***TLMA – Planning***
> eMail: **sjones@rivco.org**
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
> 4080 Lemon Street, 12th Floor
> Riverside, CA 92501
> <image002.jpg>

From: Leticia Pelayo <lety@pelayo.us>
Sent: Tuesday, August 17, 2021 1:41 PM
To: Stilwell, Samantha <SStilwell@Rivco.org>; Jones, Steven <SJones@Rivco.org>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Re: Short Term Rental Ordinance- Grand Jury Report
Importance: High

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.

Hi Samantha and Steven,

Thank you for allowing me to contribute towards the update of Ordinance 927.

I have spent countless hours putting this document together with an Action Plan to deal with the Short Term Rental problem. It is research based and provides effective enforcement steps.

Please contact me if you have any questions or you would like to disucss this informaiton further.

Thank you,
Leticia Pelayo
lety@pelayo.us
949-434-4303
45251 La Cruz Drive
Temecula, CA 92590

> On Jun 17, 2021, at 10:30 AM, Stilwell, Samantha <SStilwell@Rivco.org> wrote:
>
> Good Morning,
>
> You have previously expressed an interest in being kept updated on the Short Term Rental ordinance revisions moving through the Planning process in Riverside County, as Supervisor Jeffries works to crack down on illegal event venues and party houses masquerading as Short Term Rentals. The Grand Jury has now weighed in with its own ideas on what standards the County should impose in the ordinance:
>
> https://rivco.org/sites/default/files/Past%20Reports%20%26%20Responses/2020-2021/Short_Term_Rentals_Report.pdf
>
> If you have specific comments or suggestions relating to the Grand Jury report or the current draft ordinance language, please send them to the Planner on the subject, Steven Jones: sjones@rivco.org , and copy our office: District1@rivco.org
>
> The current draft language (which is being revised) is available at: https://planning.rctlma.org/Advance-Planning/348UPD

Thank you for your continued interest in this effort,

Samantha Stilwell
Legislative Analyst
Supervisor Kevin Jeffries
County of Riverside - District #1

District Office
16275 Grand Ave
Lake Elsinore, CA. 92530
951.955.1010
<image002.png>

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County of Riverside California

From: Gregg Gittler <ggittler@gblaw.net>
Sent: Monday, August 30, 2021 3:20 PM
To: Jones, Steven
Subject: Fwd: Failure to respond re STRs

From: Gregg Gittler <ggittler@gblaw.net>
Date: August 30, 2021 at 3:17:11 PM PDT
To: D3Email@rivco.org
Cc: sjones@rivco.org
Subject: Failure to respond re STRs

I received a letter from Andrea Mares on behalf of Supervisor Washington in early August. That letter indicated I would hear back soon from County Counsel in response to my letter of July 16, 2021, putting the Board on notice of an urgent situation threatening the unincorporated communities of Idyllwild and Pine Cove; and inquiring as to the justification for allowing the existence and proliferation of STRs, which constitute a commercial enterprise, in neighborhoods zoned strictly residential. As I mentioned in that letter, the residents are facing a dramatic increase of risks of fire, water pollution and sewage overload, partially referenced in a report prepared some time ago by a civil grand jury. As I have yet to receive a response from the County Counsel, it is apparent. the Board is not treating this matter as a high priority, and potential liability is increasing exponentially. This email will be followed by a second letter to the Board. Sincerely, Gregg Gittler, Gittler Bradford and Berg. 310 474-4007. 10537 Santa Monica Blvd #300. Los Angeles, Ca. 90025

From: JP <jpc@greencafe.com>
Sent: Friday, August 27, 2021 9:02 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Mr. Jones

Has the BoD Ad Hoc committee on this issue held any public meetings yet? If so, have any been in Idyllwld?
Do you know when the next meeting might occur? Thank you for your help

JP Crumrine
Idyllwild Town Crier

From: JP <jpc@greencafe.com>
Sent: Thursday, August 26, 2021 7:35 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Mr. Jones

I have some question about draft Ordinance 927.1 I hope you can help me please.

I think it is dated Oct. 20 or 26, 2020. Was it presented to either the Planning commission or the Board of Supervisors then? Or was it officially requested earlier? Will the Board of Supervisors address the issue before the Planning Commission makes a decision?

Will any new draft be released before all the responses to the Grand Jury June Report on Short Tern Rentals have been submitted?

Thank you for your help

JP Crumrine
Idyllwild Town Crier

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Sunday, August 22, 2021 5:40 PM
To: Jones, Steven
Subject: Re: Ordinance 927

Mr Jones,
I never received any response from you regarding this issue. Now i understand that a civil grand jury has provided comment and that TLMA has agreed to the ordinance. What is the final outcome? I would appreciate a response.
Stephen Maddox

On Wed, Jul 21, 2021 at 10:00 AM Stephen Maddox <steve@stephenmaddox.com> wrote:

> Mr Jones,
> Thank you and your group for drafting the 927 Ordinance. It is quite informative but I have a few comments regarding a couple of the proposed changes.
> 1. Exterior Sign Requirement. Here in Idyllwild, there are numerous Airbnb accommodations...some are whole house STRs and some are just a portion of the property, like a guest house or guest quarters. These exterior signs could be a potential problem for properties that are whole house STRs...mainly vandalism and squatters. There are many homes here in Idyllwild that are NOT STRs and they are continuously vandalized or squatted on. If a sign is posting on an STR, that will tell the vandals and squatters that this house is not occupied if no one is renting and will be identified as a potential target. As for the homes that rent out only a portion of their home, which was the original Airbnb model, the home owners live in the property full time and rent out only a portion of their residence. Posting an Airbnb sign or STR sign on their property is not something a homeowner would want...it could also encourage vandalism and potential squatting. I can guarantee you that these home owners who are only looking to supplement their income by renting out a room or guest quarters are not looking to advertise their properties by placing a sign on their primary residence. Possibly that can be reworded.
>
> 2. Parking and Occupancy limits. Limiting the size of the renting party to 2 people per automobile is a little restrictive. That would mean that a family with only one child could not occupy the rental if there is only one parking place.
>
> I hope that these comments are constructive for the development of the final ordinance.
>
> Regards
>
> Stephen Maddox
> Resident of Idyllwild-Pine Cove

From: James <verg22@gmail.com>
Sent: Thursday, August 19, 2021 11:06 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Hello Steven,

My name is James Verhague and I am a full time resident, and homeowner, in Idyllwild. I have read the proposed changes to the short term rental ordinance for unincorporated Riverside County. I believe the ordinance does not go far enough for the safety and comfort of our community. There are over 500 short term rentals (STRs) in our small town which is extremely disportionate to the number of people that reside in Idyllwild full time.

The sheer volume of STRs impacts the community in several ways:

Safety: Fire evacuations of more people at one time, especially weekends. Trespassing of private property is occurring more frequently. Illegal blocking of roads and driveways with no recourse to STR owners.

Infrastructure: Our town is overflowing with people, especially weekends, that cause more wear and tear on the roads.

Comfort: Loud parties with no recourse from property owners of STRs.

Economy: Many young full time residents of Idyllwild rent homes and work in our local restaurants and shops. There are limited full time rentals in our town due to vacation STRs making up the massive majority of places to rent. Our youth simply can't afford to live where they were raised. This is causing a worker shortage in our town for the local service economy. Not many non-Idyllwild residents will make the drive to town (up a mountain, in sometimes bad weather) to work a job they can easily find where they already live.

A simple solution to all these issues is the restriction of the number of STRs in Idyllwild to a reasonable amount. IE: 100-200 units.

The county of Riverside will potentially gather funds from the new proposal without then being required to inject any funds back into our community. This seems completely unfair to our community.

My wife and I moved to Idyllwild, and bought our first home here. We love this community of people and it has driven us to be active in volunteering. Without local residents, Idyllwild would not be as special as it is. It would not drive the same amount of tourism to town without our local volunteer based events. Also, many of our peers in their 20's and 30's are moving off of the mountain because they can not find a place to live due to the overwhelming volume of STRs and the steep rising price of rent.

Please take my comments into consideration.

Best Regards,

James Verhague

From: Robert Newcombe <r_newcombe@yahoo.com>
Sent: Sunday, August 15, 2021 9:31 AM
To: Jones, Steven
Subject: 927.1 Draft

Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,

I have read the draft of 927.1 and think this is well thought out and should alleviate many of the problems, but having a sign on the property that essentially says "no one lives here so you can rob the place" is not a good idea.

I have been on both sides of this, renting other people's homes in Idyllwild since the 1990s, and my wife and I owned a house there that we used as a vacation rental. I've read requests in the paper and talked to full time residents and see that people are asking for limits on the number of rentals, or limits on the location of where a property owner can live full time. I was glad to see these are not in your draft, as these would be invitations for home owners to sue Riverside County. Government should not be in the business of picking winners and losers.

In the case of Idyllwild, I really think part of this problem will go away on its own. In the last 5 years or so, it seems that the number of homes available for rent went from under 300 to close to 1,000. In the 10 years we owned the house, it never paid for itself. As these new home owners discover this, they will start selling and the rental homes will go back to closer to 300.

But that doesn't help the residents in the short run. There's no question that the town is too small to handle that many tourists (although I doubt that all those units are ever all rented at the same time). In my experience, most of the renters were great and respectful of the home and the community. But about 10% were truly awful, and the community really needs your help in dealing with these 10%.

It doesn't help that there is rarely a police presence there. Renters seemed to have figured this out and those 10% made things miserable for everyone without having to worry about being arrested. (And those "break in to this house" signs will make things so much worse for the community.)

Having police or some sort of code enforcer there, at least on week-ends, would help tremendously. Charging home owners a fee for each night's rental to pay for this seems reasonable as long as it's not too high. There are two types of home owners who are renting out their homes short term: 1) people who are doing this in the hopes of making money from the rentals and 2) people who love the area and are doing this to help them afford a second home in the community. (We were in the second category.) If the fee is too high, you'll be losing the people in the second category, and you don't want to lose them. They take care of their homes and properties and try to look out for the community.

This code enforcer should be given the contact information for each property owner (the information that you propose to put on the sign), and every one in town should be given the code enforcer's contact information. (We used a local property management company, not AirBnB. We gave our neighbors that company's contact information, but they were reluctant to complain about renters.)

Another element that is needed are fines that should be charged to the renters who don't comply with the laws and short term rental rules. We had some renters build a campfire in the backyard during a drought. The fire department was called, and they put out the fire, but they didn't fine the renters for this. It's critical that renters be financially responsible for things like this. And it should be in the law that renters who don't

comply with these rules and laws are to be kicked off the property without reimbursement of their rental payments.

I really think code enforcement will help the locals get through this, until the investors realize there's more money to be made elsewhere, without having to unblock toilets in the middle of the night.

At this point, I don't have skin in the game so it doesn't matter to me financially what you decide to do. But I would like to see the locals helped because it's a real issue.

Thank you.
Robert Newcombe

From: Jayson Matthews <lettherebejayson@gmail.com>
Sent: Saturday, August 14, 2021 8:38 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Good morning Mr. Jones,

As a newer resident of Pine Cove I, along with so many others, am concerned about the negative impact of AirBNB on the town of Idyllwild. I have heard countless horror stories from neighbors about noise, trash, illegal parking, and other disruptive behavior by short-term renters.

I see in the proposed ordinance that the number of occupants will be limited to the number of available parking spaces (x2), but how is that going to be defined and enforced? We live next to a house being renovated as an STR, and I see several large construction trucks crammed in the driveway throughout the day, but it appears to only be safely spaced for only two cars. Will they be required to paint an outline for the parking spots? Can this be inspected by someone from the county?

We live on a NON-COUNTY road. It is rough and steep and quite dangerous in the winter. As such, most residents park down on the county road below and walk the few minutes up to their houses in winter. I am very concerned about STR visitors using that road without snow experience, especially since my house is near the bottom and will serve as the perfect bumper for sliding vehicles. Additionally, the road being what it is, I am equally concerned about the impact of hired plows. In the past, we have simply chosen not to plow it. Last year, however, a newer resident hired a plow multiple times, and the road was SEVERELY impacted as a result. Who is responsible for repairing that damage given that it is not county responsibility?

Lastly, I firmly believe one of the rules of any AirBNB should be that the owner has to live in the same area, incorporated or otherwise. There are well over 300 AirBNBs alone in Idyllwild, which is nearly 10 percent (in houses) of the ENTIRE population. Most of these are clearly owned by people who live hours away and, as such, do not have a vested interest in the community beyond dollar signs. This is an ongoing tragedy in this lovely mountain town. Nobody is against tourism, but tourism without accountability is chaos. We certainly don't want to become Big Bear.

Thank you for your time,

Jayson Matthews
Pine Cove, CA

From: Valerie Hunt <davahunt@msn.com>
Sent: Friday, August 13, 2021 4:39 PM
To: Jones, Steven
Subject: Re: 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Can you please send me the meeting info for Thursday? When I confirmed, the message self-deleted. Thanks!

From: Jones, Steven <SJones@Rivco.org>
Sent: Thursday, August 12, 2021 10:56 AM
To: Valerie Hunt <davahunt@msn.com>
Subject: RE: 927.1

Thanks, Valerie for your comments. Let's discuss next week.

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

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Valerie Hunt <davahunt@msn.com>
Sent: Wednesday, August 11, 2021 1:38 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: 927.1

Hi Steve,
I would like to discuss the attached document with you before 927.1 is finalized for approval. I have done extensive research and talked with most of the public safety and utility leaders as

well as many community members regarding short term rentals. The current revision of 927 looks great, but there are some items that need to be added that are Mountain Resort specific. Would you please review the attachment and then contact me with your thoughts on this very important matter? The future of our beautiful mountain community depends on it. Thanks so much ☺

Dave Hunt

4th Generation Idyllwild Hillbilly

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County of Riverside California

From: April Palmer <aprilpalm13@gmail.com>
Sent: Friday, August 13, 2021 10:39 AM
To: Jones, Steven
Subject: 927.1 Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Steve

I am a resident home owner in Idyllwild and I have been increasingly concerned about the proliferation of short term rental activity here. Homes that are not otherwise occupied can become noisy, disrespectful party scenes on weekends and holidays. The amount of litter strewed along the streets has become an unsightly and unhealthy problem.

There are a couple of properties in particular that are especially intrusive and flaunt any regulation. One is called "Root Stone Lodge" fronting Strawberry Creek on Tacquitz Drive in Fern Valley. The owner, Don Baldwin, no longer lives on the property and has enlarged and increased the number of rooms to lodge many people. There are at least a half dozen cars parked on the property and overflowing onto the street most of the time. This owner has expressed that he wants to hold weddings and other events there.

The other property is owned by Mr and Mrs. Hines who live on River Road on the opposite side of Strawberry Creek. They have heavy construction equipment on the property and have re-routed the creek and put up a fence to make it nearly impossible for people to enjoy walking along the creek bordering their property line. They own a multi-unit lodging facility connected to this property which is on North Circle Drive at the beginning of River Road. To attract lodgers, they have created a dance floor, sport courts and picnic areas encompassing their entire property along the creek. The police have had to be called by adjacent neighbors to shut down the music and noise caused by the events that take place there.

The Covid quarantine has really made our community appreciate more than ever the preciousness of our small village life. Tourism is an important asset to many who live and have businesses here. We understand and support that. Bu we have been overrun with people trying to escape the cities and their isolation of being quarantined int he homes but they pay little respect to the mask mandate, gather in crowds and are careless with their trash. This huge increase in short term rentals and the disruption it is causing is not acceptable.

I urge you to support the upgraded ordinance 927.1 and impose the most stringent restrictions on short term rentals in Idyllwild.

Thank you for your consideration and support.

April Palmer
55015 John Muir Road, Idyllwild, CA 92549

From: Meridith Daniel <mailmeri@yahoo.com>
Sent: Thursday, August 12, 2021 12:12 PM
To: Jones, Steven
Subject: Ordinance 927 and Idyllwild

Hello Mr. Jones,

My name is Meridith Daniel, and I am a full-time resident of Idyllwild, California.

I am currently in the final year of my BA in Social Work with the hopes that soon I will be a valuable asset to my amazing community.

I am writing to you today because It has come to my attention that new changes to Ordinance 927 may result in the creation of a position here in Idyllwild for a short term rental ordinance enforcer.

I am very eager to send in a resume if and when this job becomes available. Till then, I am hoping you will keep me in mind.

While I have been attending the University of Humboldt through online courses, I have also been working for various cabin rental agencies here in Idyllwild.

This unique combination of Social Work education and employment history within the short-term rental market here in Idyllwild give me a unique combination of skills I think would serve this position well.

The recent growth of the short-term rentals here in Idyllwild is incredible. Since the Covid precautions stated last year, we have seen vacation rentals double. I am so grateful to know that Riverside County sees us up here and is taking measures to address the influx of rentals and renters.

When I started my education, I was unsure of how I would be of service here in Idyllwild. I knew that as my community continued to grow that the work would present itself.

I recognize the immense importance this role will have on the community and I see the opportunity to make positive changes through enforcement of regulations. I also see the possibilities this role can play in creating a bridge between Idyllwild and Riverside County, a bridge my community needs.

Thank you for your time, Mr. Jones. It is very much appreciated.

Show more

From: Michael Andelson <michael.andelson@gmail.com>
Sent: Wednesday, August 11, 2021 4:27 PM
To: Jones, Steven
Subject: draft short term rental ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Jones,

Has Ordinance No. 348 Updates been considered and acted upon yet by the Board of Supervisors. A recent letter to the editor in the Idyllwild Town Crier mentioning the Updates has prompted this inquiry. Having read the draft, and as a citizen who owns a private residence in the Idyllwild area that may be affected by a STR, I would like to comment if comment period remains open.

Thank you,

Michael Andelson
Idyllwild

Sent from Mail for Windows

From: Lewis Metza <tmetza@aol.com>
Sent: Wednesday, August 11, 2021 11:58 AM
To: Flores, Robert
Cc: Jones, Steven
Subject: Re: ordinance 927.1

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-----Original Message-----
From: Flores, Robert <rflores@RIVCO.ORG>
To: Lewis Metza <tmetza@aol.com>
Cc: Jones, Steven <SJones@Rivco.org>
Sent: Wed, Aug 11, 2021 11:17 am
Subject: Re: ordinance 927.1

Hi Lewis:

The ordinance has not been adopted as of now. You may contact Steven Jones, copied, for more information. Thank you.

Kind regards,

Robert Flores, Principal Planner
Advance Planning & Fourth Supervisorial District
TLMA - Planning Department
County of Riverside
(951) 955-1195

From: Lewis Metza <tmetza@aol.com>
Sent: Wednesday, August 11, 2021, 11:00 AM
To: Flores, Robert
Subject: ordinance 927.1

Robert, please advise status of Ordinance 927.1. If it has passed, how can i get a copy of it?

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County of Riverside California

From: Chris Pruhsmeier <chris.pruhsmeier@gmail.com>
Sent: Tuesday, August 10, 2021 3:23 PM
To: Jones, Steven
Subject: Re: Short Term Rental Draft Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Well hey! Thank you for getting back to me, sir. This will be an interesting play-out.

Chris P

On Tue, Aug 10, 2021 at 2:52 PM Jones, Steven <SJones@rivco.org> wrote:

> Hello Chris,
>
> Anything is possible. Staff looks into the comments, takes directives from the Board and produces a document intended to meet its purpose. Your recommendation will be discussed and may be used in the next draft of the Short Term Rental Ordinance updates. That's part of the reason the owners are required to be available or have someone responsible and available to respond immediately and in-person within an hour. Not all owner-occupied homes have owners present at all times.
>
> Thanks. Your comments are noted and a part of the public record that is brought before the decision-makers.
>
> **Steven Jones**
>
> ***Principal Planner***
>
> ***TLMA – Planning***
>
> eMail: **sjones@rivco.org**
>
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
>
> 4080 Lemon Street, 12th Floor
>
> Riverside, CA 92501



From: Chris Pruhsmeier <chris.pruhsmeier@gmail.com>
Sent: Sunday, August 8, 2021 8:24 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Short Term Rental Draft Ordinance

Hello Mr. Jones,

Is it possible to differentiate between Owner Occupied short term rentals vs. those that are remotely managed without an onsite representative (breeding ground for the infamous "party house")? In our experience, ALL of the bad news seems to come from the latter scenario.

We live in the De Luz area west of Temecula and seriously, the owner occupied rentals just perk along with as much neighborhood impact as somebody working from home cutting hair or preparing income taxes, while the big remotely managed houses as often as not rage on into the night with multiple couples from OC or LA getting the most out of their $1000/night stays, to the annoyance of the nearby residents.

Food for thought, and I appreciate your time and attention. I have yet to read of an ordinance or HOA CC&R or Rules and Regs, which tend to be simultaneously specific yet vague enough for debate (like the US Constitution??!!) that address this most important distinction of Owner Occupied vs. Non.

Thank you,

Chris P

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County of Riverside California

From: Jessica Cohn <cohn.jessica@gmail.com>
Sent: Friday, August 6, 2021 5:17 PM
To: Jones, Steven
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

From: DAVID LAWRENCE <DLAWRENCE999@outlook.com>
Sent: Friday, August 6, 2021 4:42 PM
To: Jones, Steven
Cc: DAVID LAWRENCE
Subject: Ordinance 927.1 short term rentals input

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Dear Steven,
After living next to several short term rentals and with the lack of response, enforcement, neighbors who own the properties are absent, with people who stay in them having large groups and parties being the norm(not the exception),these are my suggestions:

1. Owners need to be present on the properties. These are nothing more than unmanaged hotels. Would riverside county allow a hotel to operate with no management?
2. Enforcement, if Riverside county is going to allow them, then there needs to be active enforcement. The cost of enforcement needs to be borne by the short term rentals themselves as they create the problems.
3. Violations need to have stiff penalties. I recommend starting at $1,500 for the 1st one and doubling it for each subsequent violation.
4. Ban them all together in riverside county.

Thank you for hearing me and I appreciate your time forwarding my concerns to the appropriate people as this is reviewed. Please call if you have any questions.

Thank you,
David Lawrence
951-675-0196

Sent from my iPhone

From: Nic Sliffe <nicsliffe@gmail.com>
Sent: Monday, August 2, 2021 8:25 AM
To: Jones, Steven
Cc: Rachel Sliffe
Subject: Ordinance 927

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Thanks for consideration.

Separate the bed and breakfast from the whole house rentals.

Not all rentals are the same.
I feel that “Airbnb” gets all units lumped together. While noise complaints mostly derive from whole house rental with multiple couples or families and the owners are not on site. The rooms/cottage rentals are run more as a bed and breakfast and tend to remain quieter with one person or one couple with the owners on property. We have intentionally closed off a second bedroom to limit the number of guests from 4 down to two and have successfully limited the noise in our rental. Coupled with living on site we have not received a single noise complaint.

For cases with noise complaints:
I would not wish to be neighbors with a “party house” next door but rather than outlawing all aspects of air bnb I propose to focus on the nature of the complaint and mandating laws to effectively curb the undesirable aspects of vacation rental. Increased fines for second offenses. Would be far more effective than outlawing any and all Airbnb even those that comply.

Airbnb provides a much different overnight stay experience than hotels. It brings in tourism that may not otherwise come to this area.
Maintain that diverse clientele and bring Airbnb hosts up to standards to support the growing tourism of this county.

-Nic Sliffe

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Sunday, August 1, 2021 9:35 PM
To: Brock, Robyn; Jones, Steven; Maunz-McLellan, Claudia; Mares, Andrea
Subject: Re: Idyllwild water and Fire Dept.STR

Hello Robyn,

I am a little confused as I was invited about 2 months ago to be on the ad-hoc committee only to find out there is a meeting tomorrow and I was not notified after reaching out on many occasions. The letter below that was sent on Wed. does not suggest that there is a meeting. I and others have spent hours in meetings and writing suggestions (which was asked of us by Riverside County) of what is needed up here and spoke for about 2 hours with Steven Jones about some solutions. It is frustrating to feel that all our work and hours were just dismissed and a pat on the head. As I said, to Steven we want to be part of the solution and not the problem. I have lived in our magical mountain village of Idyllwild for over 22 years, a real estate agent for almost 2 decades and I am very involved in the community and the Fire Dept I know the heart beat of our mountain and where it is headed regarding what is happening with the STR. Just in the last 3 months we have had over 90 home sales about 1/2 are turning them into vacation rentals.not to mention all the other 400+
in the last couple of years with STR. We only have 3780 homes up in the radius of 6 miles We are in great danger of loosing our charming mountain community (which folks come up just for that) and neighborhoods if we do not act soon. I have gotten many complaints from new and old residence about the out of control parties and the decline in their neighborhoods with STR.

I am available to talk any day this week.

Thank you for your ear and your time.

With warm regards,

P.S. If you would like the information again just let me know.

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

From: Brock, Robyn
Sent: Wednesday, July 28, 2021 11:34 AM
To: Sheila Zacker
Cc: Maunz-McLellan, Claudia ; Jones, Steven
Subject: RE: Idyllwild water and Fire Dept.STR

Hi Sheila,

Thank you for your willingness to help and provide feedback on the short term rental regulations within Riverside County. I would love to meet with you and discuss your suggestions. Also, it is very helpful to the Planning department to have your written comments. This will allow them to successfully track and possibly incorporate the comments in the final draft of the amendment.

If you are open to meeting, please send me your availability. We can meet via phone or virtual conference call.

Best regards,

Robyn Brock
Legislative Assistant
Supervisor Chuck Washington
Riverside County, Third District
Office: 951-955-1037 | Fax: 951-692-3189 | RBrock@RIVCO.org

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Wednesday, July 28, 2021 9:50 AM
To: Jones, Steven <SJones@Rivco.org>; Maunz-McLellan, Claudia <CMaunz@RIVCO.ORG>
Cc: Brock, Robyn <RBrock@RIVCO.ORG>
Subject: Re: Idyllwild water and Fire Dept.STR

Hello Steven and Robyn,

Hope all is well with you both. Just wanted to get an updated on the status of the STR ad-hoc committee. I have not heard anything of late. We are 1/2 way thru the summer and there is a huge rise in STR up in our little mountain village. Being a realtor I am seeing the heart beat of the market. In just the last 3 months there have been about 90 cabins sold and at least 1/2 are turning them into STR. Many with no permits. How can I help you all to come up with a reasonable plan that Riverside can win and we as a small community can win and keep our 1950 community charm.
Please advise.

With warm regards,

Sheila Zacker
Idyllwild Realty
BRE#01385817
C: 951.675.0715

O: 951.659.3425 Ext. 15
www.sheilazacker.com

From: Jones, Steven
Sent: Wednesday, June 23, 2021 3:57 PM
To: Sheila Zacker
Cc: Brock, Robyn
Subject: RE: Fw:Idyllwild water and Fire Dept.

Sheila,

I apologize for the delay. Please feel free to contact Robyn Brock for more information regarding the ad-hoc committee for the draft Short Term Rental Ordinance update.



RBrock@rivco.org
951-955-1037.

I've taken the liberty of copying Robyn.

Best,
Steven Jones
Principal Planner
TLMA – Planning
eMail: 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>
Sent: Tuesday, May 11, 2021 1:46 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Fw:Idyllwild water and Fire Dept.

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Hi Steven,
Looking forward to our meeting at 2:30. After talking with the director of the Idyllwild Water Dept and the Fire Dept..... This is what are some of their big concerns with VACATION rentals.
I have received offers from vacation companies off the mountain and on the mountain .....stating they will give me $500. referral if I give them contacts of new owners to do a vocational rental.
Looking forward to meeting up.
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__;!!JTyGX330HN5x6Ko!XR04gs4slD_nd31sO-PTtPe-C5iORf234grs4GTiAy2KKrUaHOWwEz6I7Da7KQ$
-----Original Message-----
From: scan@idyreaty.com
Sent: Monday, May 10, 2021 5:30 PM
To: Sheila
Subject: Message from "RNP58387906B82B"

This E-mail was sent from "RNP58387906B82B" (MP C407).

Scan Date: 05.10.2021 17:30:29 (-0700)
Queries to: scan@idyreaty.com

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County of Riverside California

From: Paynter, Alan <APaynter@rbcbearings.com>
Sent: Friday, July 30, 2021 6:06 PM
To: Jones, Steven
Cc: VM sales
Subject: Short Term Rentals: Ordinance 927.1

Good Evening,

We have a short term rental (Vrbo) immediately adjacent to our property (to the north). When we purchased our home the property was owner occupied. The quality of our life and experience of living in Riverside County has diminished immeasurably since the adjacent property has been become a short term rental (Vrbo).

There have been numerous complaints communicated to the absentee owners (they do not live within an hour of the rental property). The complaints range from excessive noise from outdoor speakers, excessively loud guests after 12:00 AM and guests coming down our driveway punching erroneous codes into our security gate keypad. We have had beer cans and cigarette butts thrown on to our property. The guests have left trash in plastic bags along Mesa. There have been numerous weddings hosted on the property with Valet parking attendants and an excessive number of guests including caterers and planners. We have witnessed numerous instances of guests blocking Mesa with their cars or Wine Tour Buses partially blocking Mesa to offload the loud drunk riders. We have had to live with loud guests after 3:00 AM.

The guests of the short term rental (Vrbo) have been abusive to my wife since we do not know the passcode to their security gate. Our horse who is on our property has kicked his stall door open due to being traumatized by the noises from next door. We can hear other short term rentals in the area at all hours due to the loud music.

We have considered moving, but truly love the area. The concern is that another short term rental will pop up again next door. These short term rentals clearly diminish the quality of life and are a health and safety concern.

Respectfully,

Home Address:
Alan & Susan Paynter
38878 Mesa Road
Temecula, CA

Alan H. Paynter
Director of Business Development
RBC Transport Dynamics, Southwest Products & Sonic Industries, Inc.
TDC: 714-546-3131 X1327
Cell: 661-505-5509
Fax: 714-545-9885

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From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Tuesday, July 27, 2021 2:18 PM
To: Jones, Steven; Engelking, Travis
Cc: Virgen, Stephanie
Subject: Ordinance 927.1

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Hi Steve and Travis.

I truly don't want to be a thorn in anyone's side, but as long as the abuse of bad owners of bad STR's are around. I will have to be.

1. When they take applications, do they consider how many might be in that area already? Shouldn't it be like no more than one every street? I hear in CC they are taking over complete neighborhoods? How can that happen?

2. Does anyone take a LIVE look and see what is surrounding the applicant, to see how it will affect the neighboring homes? We are on ranches, there should never be that many strangers around our properties.

3. Quiet time in an area (such as ranch properties) should not even be on the radar. We should NEVER have to hear the neighbors. Especially their LOUD MUSIC and partying noise. If this has to be considered, it should be QUIET at 7 pm NOT 10 pm. That is truly unfair to anyone that wants to sit in their back yard and enjoy their space.

4. The Owners or the point of contact should respond in 30 minutes, not 60. We as neighbors suffer the most. And health and well-being are not being considered.

5. The STR above us should have been shut down 2 years ago after the P Diddy debacle but NOTHING was done about that, and his security bold-faced threatened us for calling the sheriffs and the county. (A direct Threat)

6. Drones should be added to this because someone always shows up with a drone and it traumatizes livestock (they injure themselves getting away) and is a huge invasion of privacy.

7. We as residents should be on a mailing list to notify us of all STR in our neighborhood. We should be able to look online and view them.

We have had people park in front of our home and urinate I was out taking photos of all the cars and caught it on film, and some have tossed trash out of their car windows. I have found dozens of golf balls in my backfield due to the "putting green" they had up

there. I have had candle-lit lanterns float into my horse's corrals and into my HAY barn, from parties and insensitive people at the STR above me.

We have had (party strays) come on and around our property.

Last night (after chatting with you Steve) I had to ask them to lower the BASS on their music. (this is a weekly or biweekly occurrence)

We have had stray drunks and people checking out pulling in and asking to pet the horses? We have had drivers speeding up and down at all hours of the night on a DEAD END street. We have had strangers driving super slow and trolling our properties.

At one point the owner above me sent the renters down to explain WHY they had to have the music so loud. Had them knock on my door. (Strangers) Luckily we have big dogs and did not feel in danger.

I know this is a long e-mail, but these rules don't cover everything that goes wrong. There should be more RULES for the County to NOT approve so many. It is destroying a way of life, and I recommend someone suggesting a (disclosure form) for the Department of Real Estate letting future buyers know they might be buying next door or even in a neighborhood saturated with STRS.

People are selling their homes because of this, and just wait to when they go to live someplace else and find out it's just as bad there.

Shame on everyone that only thinks about the profit. It will eventually backfire. I truly hope because home OWNERS get fed up.

Please keep me informed on any live meetings we can attend, and any input you might need from all of us throughout the Coachella Valley that is negatively affected by abusive STRs.

Janis Charnay
760-272-4330

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Monday, July 26, 2021 4:14 PM
To: Jones, Steven
Subject: Re: Party Houses disguised as STR (Short Term Rentals)

Follow Up Flag: Follow up
Flag Status: Flagged

I skimmed through this, and will read it thoroughly tomorrow when I print it out.

However 60 minutes to respond? is too long for the (good neighbors) and during (quiet hours)?
It should always be quiet on and around Ranch Estate Homes.
During quiet hours, lets them think until then they can and WILL get away with it.

Just my first look at this.

Thank you for including me, I will forward this to others.

On Monday, July 26, 2021, 03:54:39 PM PDT, Jones, Steven <sjones@rivco.org> wrote:

Hello Janis,

Thanks for contacting the County of Riverside and for taking my call earlier. As discussed, the Short Term Rental Ordinance updates are in draft form and the County anticipates the public hearings before the Planning Commission and Board in the coming months.

Once you've had an opportunity to review the draft, send me comments and/or suggestions.

Items that are newly proposed include:

Strengthening local contact/responsibility.

Adding short term rental certificate parameters with advertising provisions.

Limiting capacity and enhancing operational requirements.

Increasing fines and fees.

If you have any questions regarding our current processing, please feel free to contact me.

https://planning.rctlma.org/Portals/14/Ord_No_927DraftforPublication_1.pdf

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Monday, July 26, 2021 7:36 AM
To: Jones, Steven <SJones@Rivco.org>
Cc: Magee, Robert <RMagee@RIVCO.ORG>
Subject: FW: Party Houses disguised as STR (Short Term Rentals)

Forwarding:

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Saturday, July 24, 2021 8:48 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Maldonado, Michael <MiMaldonado@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Riverside County Code Enforcement <riversideco@user.govoutreach.com>; Dominguez, Rick <rdomingu@riversidesheriff.org>; Engelking, Travis <TEngelki@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Subject: Party Houses disguised as STR (Short Term Rentals)

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As you all know, I have been left with little choice other than to be very VOCAL for my right to a peaceful, safe, and protected place to live.

I am a long-term homeowner that contributes to the local economy in my day-to-day life.

I received two text messages from two different local residents that live in Riverside County that have asked me what they can do to stop the abuse of STRs in their neighborhoods,

I have advised them to do what I am continuing to do. Which is to speak up for our rights as HOME owners, that LIVE here.

There is a new STR also known as an EVENT destination here in Thousand Palms, that is surrounded by ranches.

My question is HOW did this get approved? How does it not matter that we as ranch owners that sought out a way of life that is quiet and not offensive to City People are not being considered or protected?

How did the county approve ANOTHER one? We are getting surrounded by this and as you all know (especially the Sheriffs department) this is another accident waiting to happen.

I know a child drowned on Via Las Palmas and that was a vacation rental as well.

We have had the sheriffs racing up our street over 100 times in the past 5 years to handle some traumatic issues as well as loud disruptive, drunk and disorderly, drug abuse, and breaking and entering issues.

There are TONS of victims across the valley that have reached out asking what to do to get the protection and help we deserve as local voters that own and live in homes throughout the valley.

I think the county, Manny Perez and Raul Ruiz need to take a harder look at rentals that SCREAM Party here! I believe that we should be more important than all the temporary people that rent and do not contribute anything long term to our economy.

My friend in Cathedral City has a horrible rental next door to her and the city, as well as the police, have had to handle dozens of calls, and it has even been a move to the courts.

When are all of you going to take a harder look at these? VRBO and Air BNB do not care and are willing to take financial hits, to keep them up and running.

We (the locals) need better protection from our local government.

I would like to know if and when there will be a LIVE meeting for all Desert residents that want to bring up their concerns for this particular issue, which goes farther reaching than even I know.

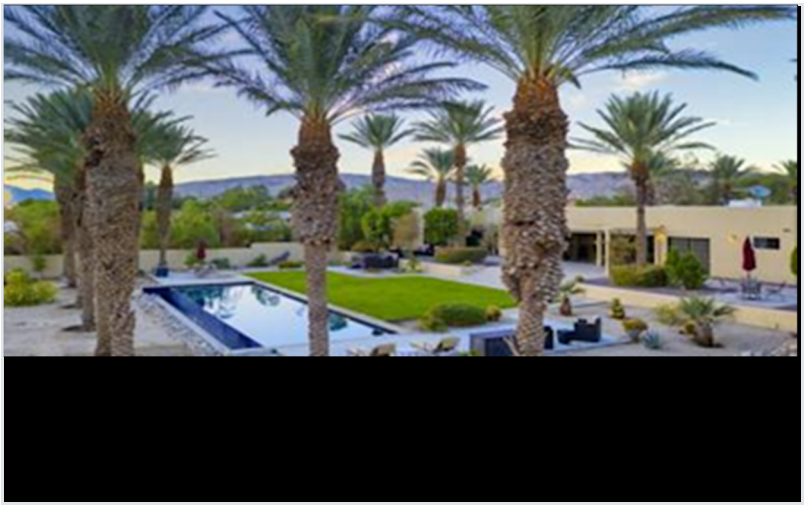
I would appreciate a phone call or follow-up e-mail, please. 760-272-4330

Thank you

Here is the link to the NEWEST Party House Rental and even in the notes, it warns about going near the horses?

Drunk, loaded partiers never play by the rules.

Private Estate • Infinity Pool • Striking View - Thousand Palms





Private Estate • Infinity Pool • Striking View - Thousand Palms

3 bedroom, 3.5 bath main house; 1 bedroom, 1 bath casita and large infinity pool - $900 avg/night - Thousand Pal...

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County of Riverside California

From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Monday, July 26, 2021 3:24 PM
To: Jones, Steven
Subject: Re: short term rental ordinance question

Follow Up Flag: Follow up
Flag Status: Flagged

I am not sure where I will be that time so please call [redacted] first and if I do not answer that number then please call [redacted].

Thanks,

Lanny

Lanny Swerdlow, RN
[redacted]

On Monday, July 26, 2021, 09:24:57 AM PDT, Jones, Steven <sjones@rivco.org> wrote:

I'll call tomorrow between 1:30 pm and 2:00 pm.

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

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

-----Original Message-----
From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Friday, July 23, 2021 9:30 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: short term rental ordinance question

Yes I would like to discuss it with you. I believe LaQuinta and Cathedral City have made a distinction in their ordinances for those who reside in their residence and rent out a room and those who do not reside in the home and rent out the entire home. I believe the vast majority of problems arise from homes that are not occupied by the homeowner in which the entire home is rented out. As a consequence homeowners in those cities that reside in their homes are exempted from most of the requirements (some of which are very onerous) of the ordinance that are designed to reduce any problems associated with short term rentals.

Let me know what day and time works for you to speak with me. If you want to call me, my number is [redacted]

Lanny Swerdlow, RN
[redacted]

On Thursday, July 22, 2021, 5:04:42 PM PDT, Jones, Steven <sjones@rivco.org> wrote:

Yes, sir. That's correct. If you'd like to discuss further, I can be available by phone next week. Let me know and I'll schedule an invite. Thanks.

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

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

-----Original Message-----
From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Thursday, July 22, 2021 1:57 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: short term rental ordinance question

So let me make sure I understand this -

A homeowner who lives in their home and rents a room in their home for a guest to use is treated the same as a person who does not live in the house and rents out the entire house to be used as a short term rental.

Is that correct?

Lanny

Lanny Swerdlow, RN
[redacted]

On Thursday, July 22, 2021, 1:45:45 PM PDT, Jones, Steven <sjones@rivco.org> wrote:

Thanks for your comments. They are a part of the public record.

The draft ordinance puts forth that while the owner of the short term rental, or operator, is tied to the certificate that may be issued, the short term rental must have a local contact person that must have up-to-date accessibility information on file with the County, be available 24 hours per day, and responsibly assume management of the unit. If no contact information is provided, a local contact person is unavailable or fails to arrive at the property within the appropriate time frame during an inspection (that may or may not be scheduled), the short term rental certificate would be subject to suspension or revocation and the owner would be subject to fines.

I'll pass along your comments which may be used in any updates to the draft language.

Thanks again.

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

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

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

From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Wednesday, July 21, 2021 8:47 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: short term rental ordinance question

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.

Hello,

I have read over the proposed short term rental ordinance and I do not see where it makes a distinction in short term rentals where the owner of the home resides on the property and is only renting out a single room and a short term rental of an entire home and the owner does not reside on the property.

I have noted that other rental ordinances, such as the one in LaQuinta, make that distinction. It would seem that a property owner who rents out a single room and the owner is living there would mitigate a lot of the concerns over properties in which there is no supervision.

Please advise.

Lanny Swerdlow, RN
[redacted]

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County of Riverside California <
https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!RQprLekx4-E-lg4tKrtwbv8IeKeIJhP0OiFEXXUfGBT8AVBHFwUWHzIe6EkBGA$

>

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Friday, July 23, 2021 6:18 AM
To: Jones, Steven
Subject: Ordinance 927

Good morning,

Thank you for your hard work on this ordinance. I do have a couple issues. One being the amplified music. Does this mean people can't use my patio speakers? The ones that my family uses when we stay at our vacation home? Seems extreme, especially since we are on a 5.29 acre parcel.

Also, the signage seems very tacky. I don't even think our P.O.A. would want that. I know it will make the neighborhood look cheap.

Thank you for your time,

Diane Hibbs

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Friday, July 23, 2021 6:18 AM
To: Jones, Steven
Subject: Ordinance 927

Good morning,

Thank you for your hard work on this ordinance. I do have a couple issues. One being the amplified music. Does this mean people can't use my patio speakers? The ones that my family uses when we stay at our vacation home? Seems extreme, especially since we are on a 5.29 acre parcel.

Also, the signage seems very tacky. I don't even think our P.O.A. would want that. I know it will make the neighborhood look cheap.

Thank you for your time,

Diane Hibbs

From: Cecelia Lau <cecelia.lau@gmail.com>
Sent: Thursday, July 22, 2021 2:36 PM
To: Jones, Steven
Subject: Ordinance 927

Hello Steven Jones,

I am a homeowner in De Luz and we are interested in eventually renting out our home short term on occasion when we are out of town. I agree with the signs to be posted in the rental space and the requirements on the owner to be available 24/7 for issues. However **the process to obtain and pay for and display and notify neighbors about the Short Term Rental Certificate is prohibitive and unnecessary. I also do not want to pay an additional fee or tax to be able to rent out my home.**

Thank you,
Cecelia Lau
25805 Avenida del Oro
Temecula

--
Cecelia Lau
(650) 334-6642

From: dbmaring <dbmaring@aol.com>
Sent: Thursday, July 22, 2021 7:42 AM
To: Jones, Steven
Subject: Ordinance 927

I am recently widdowed and find the income is helpful. My airbnb is a small space and I only host couples. I charge $65 a night and a cleaning fee so it is not a big money maker but helps me.
I would request you do not add any more fees .
Respectfully
Barbara Maring
626 780 7599

Sent from my Verizon, Samsung Galaxy smartphone

From: Jim Keifer <jim@keiferart.com>
Sent: Wednesday, July 21, 2021 2:38 PM
To: Jones, Steven
Subject: Ordinance 927 concern

Dear Steven Jones,

As an owner of a home in Idyllwild, I have successfully rented to vacationers via VRBO and AirBnB for over 10 years. I have a concern regarding Ordinance 927 under consideration. I believe the proposed requirement to post signs on rental homes will invite burglary, vandalism and divide neighborhoods. Such a sign signals to criminals "this property is unoccupied"- especially mid weeks. Anyone arriving to rent the property already has the address, so a sign serves no purpose.

If the idea is to provide neighbors with a way to communicate with the property owner of a rental property, a discrete notice to immediate neighbors providing rental details and contact info for complaints would be more effective and promote neighborhood communication and cooperation.

Sincerely,

Jim Keifer

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Wednesday, July 21, 2021 10:01 AM
To: Jones, Steven
Subject: Ordinance 927

Mr Jones,
Thank you and your group for drafting the 927 Ordinance. It is quite informative but I have a few comments regarding a couple of the proposed changes.
1. Exterior Sign Requirement. Here in Idyllwild, there are numerous Airbnb accommodations...some are whole house STRs and some are just a portion of the property, like a guest house or guest quarters. These exterior signs could be a potential problem for properties that are whole house STRs...mainly vandalism and squatters. There are many homes here in Idyllwild that are NOT STRs and they are continuously vandalized or squatted on. If a sign is posting on an STR, that will tell the vandals and squatters that this house is not occupied if no one is renting and will be identified as a potential target. As for the homes that rent out only a portion of their home, which was the original Airbnb model, the home owners live in the property full time and rent out only a portion of their residence. Posting an Airbnb sign or STR sign on their property is not something a homeowner would want...it could also encourage vandalism and potential squatting. I can guarantee you that these home owners who are only looking to supplement their income by renting out a room or guest quarters are not looking to advertise their properties by placing a sign on their primary residence. Possibly that can be reworded.

2. Parking and Occupancy limits. Limiting the size of the renting party to 2 people per automobile is a little restrictive. That would mean that a family with only one child could not occupy the rental if there is only one parking place.

I hope that these comments are constructive for the development of the final ordinance.

Regards

Stephen Maddox
Resident of Idyllwild-Pine Cove

From: MELISSA WILSON <meldesigns@mac.com>
Sent: Wednesday, July 21, 2021 8:50 AM
To: Jones, Steven
Subject: Ordinance 927 - thoughts for solutions

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Hello,
I **have been a resident and teacher in Idyllwild for over 21 years.** I have a little cabin that I use for myself and rent out as a short term rental. I also have renovated and manage four other properties in Idyllwild. **In the five years I have been doing this I have not had one complaint from any neighbor at any of the houses.** Nor have I had one thing damaged at any of the houses outside of normal use.

My record has shown that **if managers/hosts are very attentive to guests and teach them how to be a great renter all works out well.** The problem is some managers allow large groups, don't vet guests and don't pay attention and are just in it for the money.

Since Idyllwild relies on the tourist industry so much it would be a shame to put to many rules in place.
My thoughts to make it work:
• I believe the biggest problem is coming from **managers/owners that have way too many properties to manage and not enough resources to do it well.** I believe a max amount of short term rentals per business license is a great way to stop this from happening.
• I also believe that if there was a simple list of **health and safety** items that had to be passed before issuing a license to rent that would stop at least 1/4 to 1/2 of all the rentals in Idyllwild. Many homes are not safe or clean and should not be able to rent for these reasons.
• Indio, CA put in a place a great idea too… **limit the amount of licenses distributed based on the size of the town.**

I am happy to answer any questions,
Thank you
Melissa Wilson

From: Caroline Collins <caroline@iinet.com>
Sent: Wednesday, July 21, 2021 8:41 AM
To: Jones, Steven
Subject: Ordinance 927

To Steven Jones,
Regarding Ordinance 927, We have overnight guests stay at our ranch home in a guest suite similar to a casita. This is usually on weekends and they come to us from Airbnb. They sometimes stay overnight and have a horse riding 2 ½ hour lesson the following morning with our horse riding instructor. We live here and we have never had problems with noisy, unruly, disrespectful people staying with us. We wouldn't allow any of that. Our riding lessons are popular with our guests and do not impact our neighbors in any way. We also have guest who stay and don't ride the horses, and they enjoy visiting Temecula Wine Country and the local country scene. They also do not impact our neighborhood – because we live here and we wouldn't allow any disruption by our guests in our community in any way. We do not rent out our complete home, just the casita suite. We do not allow guests to have parties on our property. We usually only have 2 guests staying at any time.

Caroline Collins, Collins Ranch
Landline (951) 767-4545
Cell/Text (951) 541-4822

From: Christina | HighFlyRE <christina@highflyre.com>
Sent: Sunday, July 18, 2021 2:10 PM
To: Jones, Steven
Subject: short term rental regulations

Follow Up Flag: Follow up
Flag Status: Completed

hi, could you tell me what the current regulations are for short term rentals? I couldn't find the info easily on the City website. Thanks,

Christina DiPierro
m: + 1 774 253 9442
Sign up here!
HighFlyRE - a worldwide marketplace for vacation rental sales

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Tuesday, July 6, 2021 12:53 PM
To: Jones, Steven
Cc: Brock, Robyn
Subject: Re: FW: Q about timeline for comments on Draft Ord. 927.1

Follow Up Flag: Follow up
Flag Status: Completed

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Just wanted to follow up on this -- I hope your long weekend was great!

On Wed, Jun 30, 2021 at 2:46 PM Michal Rosenoer <micha@hipcamp.com> wrote:

> Thank you, Steven.
>
> It's nice to e-meet you, Robyn. As Steven noted, Hipcamp would like the opportunity to sit on the ad-hoc committee either representing ourselves as a major industry leader in short-term outdoor stays, or through a landowner host with Hipcamp within Riverside County. We'd also like to connect with you about the opportunity for public comment to the committee and what kinds of community engagement you imagine might be part of the process since our hosts are very fired up and I would love to give them some proactive, appropriate means for communicating calmly with the county.
>
> If you'd like to hop on the phone this week, I'm in the office through Friday. I could also connect next week anytime outside of Monday. My cell is 828-577-3541.
>
> Thanks,
> Micha Rosenoer
>
> On Mon, Jun 28, 2021 at 2:28 PM Jones, Steven <SJones@rivco.org> wrote:
>
> > Hello Robyn,
> >
> > As you're aware the draft Short Term Rental Ordinance update is getting a lot of attention, and thanks to Supervisors Washington and Perez, public participation is increasing and staff is receiving a lot of information.
> >
> > I've received another request about opportunities to serve on the ad-hoc committee. While the scope of the update is limited to dwelling units on permanent foundations, stakeholders have interest in how the use affects both their properties and similar industries.

Also, Michal would like to address the County's vast opportunity to lead in the way of creating space for an expanding related industry.

I've taken the liberty of copying Michal since she's interested in hearing more about the ad hoc committee meetings, how to serve on them and/or contribute to progress and meaningful change/language updates and I was unsure as to how the meetings would be structured in the way of continued/additional public comment.

FYI – information on the use is attached.

Please let me know if there's an upcoming selection period or if there's a website or phone number for the ad hoc committee to which folks can be directed.

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Wednesday, June 9, 2021 12:12 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Q about timeline for comments on Draft Ord. 927.1

Hi Steven,

Thanks for chatting with me briefly today. Do you have time to connect next week about Hipcamp within the county?

I've attached three things below for your review:

1. A fact sheet about what Hipcamp is and the value we offer to communities as a partner

2. A snapshot of Hipcamp activities in Riverside - happy to provide more information for you

3. Draft language we're using with other counties like San Luis Obispo

I also wanted to send along a breakdown of the kinds of stays our hosts are offering, for context:

- tent or RV sites - 257
- RV or trailer only - 70
- RV or trailer provided 0 17
- cabin - 11
- canvas tent - 7
- yurt - 5

Looking forward to connecting soon,

Micha

On Mon, May 10, 2021 at 8:33 AM Jones, Steven <SJones@rivco.org> wrote:

> Hello,
>
> Thanks for contacting the County of Riverside. The Short Term Rental Ordinance update is expected to be heard by the Planning Commission, and subsequently, the County Board of Supervisors by late summer, 2021. We are currently taking comments on the draft and expect to have the latest draft uploaded to the website within the coming weeks.

Please feel free to comment to be a part of the public record.

Additionally, in response to this email, you'll be notified of the time once a tentative public hearing date is scheduled.

Best,

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Friday, May 7, 2021 12:40 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Q about timeline for comments on Draft Ord. 927.1

Hi Mr. Jones,

My name is Micha and I am on the Government Affairs team for Hipcamp, a website that allows visitors to book outdoor stays on private land.

I recently became aware of a draft ordinance 927.1 and wanted to know if there is a proposed timeline for public comment or for the Board of Supervisors to take this up.

Would you please let me know if there's a timeline already in place for consideration? If you'd be willing to hop on the phone, I'd love to connect directly about it.

Thanks,

Micha

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here

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County of Riverside California

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here
HIPCAMP

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here
HIPCAMP

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Saturday, July 3, 2021 8:08 AM
To: Jones, Steven
Subject: Re: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Sorry for the delay. They are OLD friends, and I wouldn't want to get them in trouble. Additionally, I don't think that they will be doing it anymore.

BUT if you go on Wedding Wire and type in Murrieta under venues, you will find more non-permitted venues on the plateau then you can handle. They have been warned and cited before, but actually advertise on this platform.

On May 30, 2021, at 8:42 PM, Jones, Steven <SJones@Rivco.org> wrote:

Let me know if I should forward a request to code enforcement; I'll need a location.

Best,
Jones
(951)955-0314

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Thursday, May 27, 2021 12:32 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: draft short term rental ordinance

Thank you. I just found out from my daughter that friend's of ours have an illegal wedding venue - right by that woman's house - but she is blaming short term rentals. I will let the committee know...

> On May 27, 2021, at 9:05 AM, Jones, Steven <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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.
>

> Steven Jones
> Principal Planner
> TLMA – Planning
> eMail: sjones@rivco.org
> Phone: (951) 955-0314
>
> Riverside County Planning Department
> 4080 Lemon Street, 12th Floor
> Riverside, CA 92501
>
>
> -----Original Message-----
> From: Diane Hibbs <dhibbs60@gmail.com>
> Sent: Wednesday, May 26, 2021 9:11 AM
> To: Jones, Steven <SJones@Rivco.org>
> Cc: kerry Hibbs <KerryRHibbs@aol.com>; Dj Oz <Sunnynca@rocketmail.com>
> Subject: draft short term rental ordinance
>
> Good afternoon,
>
> I am a short-term rental owner, and I was disturbed to read comments on the app “Next Door” by a woman named Sarah Letts, who lives in La Cresta. Ms. Letts was complaining to the group that she heard THREE live bands last weekend, and said they were all coming from Airbnb rentals. First of all, I looked up Sarah’s address, and she is in a very isolated area - NOT NEAR any Airbnb rentals. Additionally, there are only a handful of vacation rentals in La Cresta, and I can assure you that three of us did not have live bands - we never do - and it wouldn’t be possible for her to have even heard live bands from the two other ones. She is fabricating. She goes on and on in her post of how people shouldn’t be allowed to make money off their properties, that we don’t pay enough in taxes, on and on. Obviously has an obsession regarding vacation rentals. There are two more deeply disturbed people that I know of in the La Cresta area. One is Sylvia Hernandez and the other is Sybille Azzam. Ms. Azzam is on the DHS government watchlist and Sylvia is a not only a pathological liar, but also a very angry person, who has nothing better to do than harass people.
>
> Not only have we NEVER had a live band, we only allow our guests to use our patio speakers, which are set at a reasonable decibel level, as to not disturb anyone. To say that guests are not allowed to even play a small blue tooth speaker seems like over-kill. There have been problems in our community in the past, but everyone has listened to their neighbors, abided by the County’s rules, and there hasn’t been anything for anyone to complain about in years.
>
> We DO have issues with grow houses and squatters. Unfortunately, the no-eviction policy has led to tenants who have had wild out-of-control parties, without any regard for the neighborhood. There also was an airbnb hosted by a person who lives in China. He did get scammed, and a couple wild parties were thrown. I do believe that property has been sold.
>

> I just feel that you are throwing the baby out with the bathwater, and don't want these neighbors to be able to "turn us in" if a guest has a radio on. (that is amplified music, correct? I feel that the decibel reading - which is currently at 45 - is strict enough.
>
> Thank you for listening to my side of the story.
>
> Sincerely,
>
> Diane Hibbs
> Confidentiality Disclaimer
>
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>
> County of Riverside California
<https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!XvgIHFJv2Su0uDVfw5ZH8dHWyasjALRgIpwdTx9w70Inpj5WArBb_WCLkdIBXQ$ >

From: J M <messin1503@gmail.com>
Sent: Thursday, July 1, 2021 2:08 PM
To: Jones, Steven
Subject: RE: Ordinance 927.1

Hello Mr. Jones,

Thank you for your reply. I do have a couple of questions with the updated Ordinance 927.1 language.

Is the County going to shut down the Short-term Rental Hotline? The new version makes it seem like neighbors will have to deal with hosts themselves and then have to follow up with the County to make sure the host self-reported the incident. Am I reading that correctly? I just don't see that going well.

Party houses are still allowed under the new Ordinance 927.1? 16 overnight guests plus visitors that stay late into the night can quickly escalate into a full blown party in an unsupervised rental home. Why not require these small hotels to be supervised like a hotel or typical bed and breakfast?

The homeowner should either be required to be onsite to supervise their clients or the number of allowed nights available should be severely limited for unsupervised rentals. We expect that neighbors will have a party now and then. That is just a part of living around people. Residents never expected to have to live next to event venues with parties and noise throughout the week. Something to consider.

Thank you. I appreciate the help and understanding,
Joseph Messin

From: Jones, Steven
Sent: Thursday, June 24, 2021 12:07 PM
To: J M
Subject: RE: Ordinance 927.1

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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

The new draft is significantly updated. Please compare the new Short Term Rental Ordinance draft, location linked above with the current short term rental legislation, and contact me if you have any questions regarding the verbiage or the processing of the update.

Steven Jones
Principal Planner

TLMA – Planning
eMail: **sjones@rivco.org**
Phone: (951) 955-0314

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: J M <messin1503@gmail.com>
Sent: Tuesday, June 15, 2021 12:13 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Ordinance 927.1

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The letter below (and attached) was written and sent to Supervisor Washington in regards to issues with neighboring short-term rental properties back in November of 2020. It was then forwarded to Mr. John Hildebrand of TLMA as directed by Supervisor Washington's staff.

I would just like to follow up on this letter with you as you take in the concerns of residents of the community impacted by short-term rentals. I would also like to update you on how this situation has progressed since the original letter was written. Also, I must reiterate that these are my opinions and do not represent those of the University of California.

Really can't say much has changed since this letter was written. In just the past month or so there have been three more incidents of clients urinating on the University property. Clients have allowed unleashed dogs to wonder on the property and defecate in violation of both University rules and Riverside County leash laws. My family is still often kept awake by loud unruly clients late into the night. STR clients have been caught riding OHV's on the University property in violation of Riverside County Ordinance 529. Clients have even just parked on the University's road and blocked access to catch a party bus for a tour. The list of issues goes on and on. The Riverside County Sheriff's Department is called on occasion and the Riverside County Short-Term Rental Hotline is called to file complaints. None of it seems to matter to the operators of the rentals. They have even told me that the County has no intention of doing anything so there is no reason to call.

Yet from the other side of their mouth the hosting company sent me a Cease and Desist letter threatening to take legal action against me personally for filing complaints to the STR Hotline and for

performing my work duties to secure and keep the University property safe. Honestly, I'm very lucky to receive a letter like that and have the backing of the University. I also have security camera footage as evidence to back up my complaints. Can you imagine, threatening to file suit against a neighbor for reporting the abhorrent behavior of renters? How would an ordinary citizen be able to respond to a letter like that though? This is what happens when you allow properties to be turned into hotels and party venues. It seems most of the short-term rentals in the county are unoccupied investor backed party houses, hosted by professional hospitality firms. The days of renting your house while you're out on vacation are long gone. These are not regular folks trying to make ends meet as originally envisioned with this market. The quality of life around my little section of the county has diminished quite a lot since STR's began to proliferate the neighborhood.

How does the update to Ordinance 927 fix any of these issues? Nothing seems to be all that different from the original ordinance. Some help in spotting the differences would be appreciated.

Thank you,
Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

From: Joseph Messin
Sent: Friday, November 13, 2020 6:21 AM
To: d3email@rivco.org
Subject: Problems with short-term rentals

Dear Supervisor Washington,

I am writing today regarding the prevalence of short-term rental properties spreading across Riverside County. My situation is a bit unique in that I work and reside (with my family) on property owned by the University of California. This property is the UC Emerson Oaks Reserve, located at 45285 Los Caballos Rd. Temecula CA 92592. The UC Emerson Oaks Reserve is a wildlife reserve protecting natural habitat for research and teaching. I reside on the property with my wife and two children (ages 8 and 12). That said, this is a letter of my own opinions and does not represent those of the University. Please refer to the e-mail sent to all Riverside County Supervisors with a hard copy mailed to Mr. Juan Perez at Transportation and Land Management titled "Support for Revision of Ordinance No. 927" from Heather Constable, dated August 14, 2020 for the opinion of the University on this matter.

There are currently two properties adjacent to the Emerson Oaks Reserve permitted under Riv. Co. Ordinance 927 to run short-term rentals. 45240 Los Caballos Rd is located on a property which lies north of the Reserve. The rental located at 45260 Los Caballos Rd lies to the east of the Reserve. 45260 Los Caballos Rd. is accessed by a road on the University property under a pre-existing easement agreement that does not allow for commercial use. University counsel is doing what they can with that, but these things take time. I am not here to discuss any of these legal issues between the University and the owner of 45260 Los Caballos Rd.

I would however like to tell you about the decline in the quality of life we have experienced due to short term rentals. My family and I have had to deal with guests (from 45260 Los Caballos Rd) having loud drunken arguments, driving unsafely (kids standing on vehicle side boards, in the back of pickups, etc.), urinating, and causing loud late-night disturbances on the University property. At one point I told a group of 23 guests who had loaded into two pickup trucks that they could not drive like that on the University property. The driver of the first truck exited the vehicle with a beer in his hand. They were loaded up to take a tour on a wine tasting party bus. Returning later that day full of liquid courage they began harassing me with obscenities while I was out in the yard. My children were inside but scared of what was going on. How much of this must my family endure? How long can my door hold out while waiting for the Sheriff if I anger a mob by reporting something like that?

The Short-Term Rental Hotline has been contacted four times in the past two weeks to file noise complaints against the renters staying at 45240 Los Caballos Rd. Two of those calls were due to parties/noise occurring around 2:00am. I was awoken again around 4:00am after one of those calls due to the lights and megaphone of a Riverside Co. Sheriff's Deputy contacting the renters.

These items all take their toll on a family. Late nights of parties and noise disturbing people who need to get up early for work and children dealing with their own issues of distance learning and not being able to see friends. Cleary the hosts do not care if their guests disturb neighbors. I've yet to see the host of these properties do anything about these complaints. I have also not heard of the County stepping in at any time to help those of us cursed to live by these rentals. Code Enforcement runs the short-term rental program but offers no real help. An after hours or weekend call to the STR Hotline generally offers no resolution other than the host promising to "take care of it". I have literally been on the phone with the host telling me they have spoken to the guest and everything is fine while music is still blaring. Calls to the STR Hotline during business hours are even worse. Code Enforcement officials will call back only to tell me to call the Sheriff or some other entity to further a complaint. Hosts say what they can to make it seem like they will act, yet they know the County has no intention of issuing fines or rescinding operating permits.

Then we have the rental host's failure to follow County Covid-19 guidelines to help protect the community from the spread of this virus. Supervisors Perez and Spiegel put out the media release of the guidelines to follow to operate short-term rentals (https://www.rivco.org/news/short-term-vacation-rentals-resume-riverside-county) on May 29, 2020. These operating guidelines were developed by the Riverside County Economic Task Force. Mr. Juan Perez and Mr. Michael Maldonado of TLMA are a part of this task force yet Code Enforcement responds to business hours calls to the STR Hotline by stating they know nothing about these Covid-19 rules. Why issue these guidelines and mandates if no one is held to follow them? All businesses are affected by Covid-19 operating restrictions. Why should short-term rentals be exempt? Taking the idea further, why should residents of Riverside County do our part to stop the spread of Covid-19 by following the CA Stay at Home order, limiting interactions with other households and limiting going out for only essentials if the County is just going to make things worse by allowing visitors to have parties, share houses, and do whatever they want?

Both 45240 and 45260 Los Caballos Rd properties are investor owned and both hosted by a hospitality company called AvantStay. They are essentially unsupervised boutique hotels. What else can you call a house that sleeps 15-20 people. The County must do something about properties like this if they want to continue allowing short-term rentals. Many cities in the County (Temecula) have banned them outright. Residents who just want to live their life should not have to put up with party houses as

neighbors. Think about the last time your neighbor had a party. They most likely warned you about it, but it only happens once a year or so, so you put up with it for a night. Now imagine this party takes place on an almost weekly (or more) basis. And not just on weekends but during the work/school week as well. I am honestly asking, what are residents to do? As I have written earlier, calling the STR Hotline generally gets you nowhere. Calling the Riverside County Sheriff for a noise complaint might get a deputy out several hours later depending on their case load that night and location of the deputy. All of this takes a toll on the health and wellbeing of residents next to short-term rentals.

Do not get me wrong. Short-term rentals have their place. Someone trying to make ends meet by renting a room out is on-site, supervising the situation. The same goes for a traditional Bed and Breakfast which are regulated much like hotels. Yet for some reason, whole house, short-term rentals can do whatever they want with absolutely no repercussion. I have yet to see or hear of any action taken against short-term rentals in Riverside County. There must be provisions to cancel an operating permit. There should also be provision for neighbors to not have hotels forced on them to begin with. Many rural residents of Riverside County are there for peace and quiet. A dozen or two guests in the house next door does not allow for that. Something must be done to let residents live the life they chose but is now being taken away by investors.

Thank you for taking the time to read this letter. I look forward to learning about the upcoming revisions to Ordinance 927. Hopefully, the County will devise a system that removes party houses and bad hosts from operating and makes things more equitable for families who suddenly find themselves in a terrible situation at no fault of their own.

Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

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County of Riverside California

From: Giovanni Cosetti <giovannicosetti@gmail.com>
Sent: Tuesday, June 29, 2021 4:05 PM
To: Jones, Steven
Subject: Re: Submission from Idyllwild Resident for 927.1 Upcoming Meeting/Revision

Follow Up Flag: Follow up
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Thank you Steven. I appreciate the confirmation of receipt and additional information. Will I automatically be updated on anything or is there another place I need to submit my name and email to for auto-updates?

Giovanni Cosetti

On Tue, Jun 29, 2021 at 10:33 AM Jones, Steven <SJones@rivco.org> wrote:

> Hello,
>
> 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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.
>
> **Steven Jones**
>
> ***Principal Planner***
>
> ***TLMA – Planning***
>
> eMail: **sjones@rivco.org**
>
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
>
> 4080 Lemon Street, 12th Floor
>
> Riverside, CA 92501



From: Giovanni Cosetti <giovannicosetti@gmail.com>
Sent: Monday, June 28, 2021 10:35 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Submission from Idyllwild Resident for 927.1 Upcoming Meeting/Revision

Mr. Jones,

I was informed I needed to submit my experience with the STRs in my area directly to you for review and consideration. Please find my main, but not full listing, of points and issues below. Thank you for your time.

In the past 36 months, with the past 12 months scaling to beyond unacceptable, the STRs next to my home have caused me to personally experience:

1. **Fear:** I have to approach total strangers every other day, or every few days depending on turnover, to have them leave my property, put their dog on a leash, get out of my driveway and/or let them know they are beyond an acceptable noise level. I have called the sheriff multiple times but have only received a call back, and noted a response 50% of the time. When I **reach out to the property managers/management companies**, I often get the response "Oh, those are not "our" renters, it must be through "fill-in-the-blank" rental site" you should call them instead. ". When I **reach out to the actual owners** I get either silence or responses such as, "Don't bother me on the weekends. I am at my son's swim meet." I also recently was **threatened by a pest control worker**, who was parked in my drive. When I asked him to move out of my drive and park in the drive of the STR he was servicing, he let me know he would not "Because their maid was coming soon and he did not want to inconvenience her."; as noted, this conversation escalated to him threatening me and me calling the sheriff (who confirmed to me if he returns to my drive they will issue a restraining order based on the threat).

2. **Work Disruption**: I work FULL TIME from home and an actual business day for our company is Sunday. Having to interrupt my conference calls and presentations to answer aggressive knocks at the

door **all week long**, is ridiculous. These are all, with no exceptions, short term renters from one of the two places next to my home. They are seeking a) directions to the actual short term rental and b) ideas of what to do, what to see, etc., If I am going to LOSE work revenue due to the disruptions that the STRs are causing me, I should be compensated accordingly and not be the FREE Hotel Manager, Concierge, Bellman or Staff. I always suggest they phone the rental company or owner, and have been told "But YOU'RE right here - can't you just answer some questions?" or "Well, they said to ask the neighbors for the best places locally."

3. **Lifestyle Disruption: TRESPASSING** people becoming very aggressive about NOT leaving when you ask. People walking their dogs, often UNLEASHED, and not picking up after them on my property - and laughing when you ask them to pick up after their dog. **TRASH** from the STRs that blows from their deck into my yard (food, cans, cigarette butts and general paper trash). The STR that is closest also just recently had bags of garbage left in the front yard for a week; during which time several animals got into and spread it all over several neighbors yards, including mine. This included dirty diapers and other higher risk bio-waste. The owner was notified but nothing was done for several days. We were told their maid could not clean it up because the mess had brought a bunch of wasps and she couldn't clean around all those wasps. **NOISE** is often an issue and we do call the sheriff after 10pm. Additionally, the accelerated and inappropriate noise from the hot tubs/jacuzzis is an issue as well, not just loud music/lots of people. **FIRE** is a big issue, I have seen fireplace wood that is partially burned just dumped out into the yards of the STRs next door to me. I also, this past weekend, heard firecracker being lit off of the deck and did call the sheriff immediately (and their response was immediate and the sheriff confirmed he "educated them" on the rules but no citation issued as is their new aggressive policy on which he just received 90 minutes of training - 0% tolerance of fireworks in RIVCO).

4. **Lack of Response/Enforcement from RIVCO on Current STR Regulations:** There are many UNLICENSED STRs in the Idyllwild-Pine Cove area and I happen to live next to one of them. I have reported this property more than once, over a period of TWO YEARS, and RIVCO has confirmed twice it is indeed unlicensed and they are looking into it. Further, my multiple reports to rental platforms, as well as RIVCO, on the non-stop operation of these STRs during the **COVID ban period** went without a response from RIVCO.

--

Giovanni Cosetti
415-230-9770 Cell

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County of Riverside California

--
Giovanni Cosetti
415-230-9770 Cell

From: Karen Taucher <krntchr@gmail.com>
Sent: Thursday, June 24, 2021 12:22 PM
To: Jones, Steven
Subject: Re: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

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> 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

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Sunday, June 20, 2021 9:58 AM
To: Jones, Steven
Subject: Re: County of Riverside Short Term Rental Update

Follow Up Flag: Follow up
Flag Status: Flagged

Okay that is great feedback thank you. So I'll write it in a way that removes as much extra burden on the county as possible while still allowing the county the benefit of all of the revenue these units generate in lodging taxes. It would be a big financial loss for the county in those taxes since Airbnb and VRBO automatically collect these taxes on existing unpermitted STR's and remit to the county. If we can accomplish a path forward for mobile home parks, resorts, tiny homes, airstream parks etc. to receive a permit, this could be a big money maker for your county. The desert is a big draw for vacationers.

I think it really can be a win win for both.

Did your management show any interest in hiring me to consult?

Marilynn

Sent from my iPhone. Please forgive any grammatical errors. 😕

> On Jun 19, 2021, at 12:19 PM, Jones, Steven <SJones@rivco.org> wrote:
>
> I'd say write it up and we'll see if management and counsel agree. I think that, as with most governmental action, we're muddling through incrementally. It seems enough to focus on traditional/stick-built construction since other uses are already more transient in nature.
>
> I'll forward the suggestion on and look for your next message.
>
> Thanks,
> Steven Jones
> (951)955-0314
>
> ---
>
> **From:** Marilynn Taylor <me@marilynntaylor.com>
> **Sent:** Thursday, June 17, 2021 5:03 PM
> **To:** Jones, Steven <SJones@Rivco.org>
> **Subject:** Re: County of Riverside Short Term Rental Update
>
> Hi Steven,
>
> I've been working on writing something up, but the main issue I'm seeing is that all RV resorts and mobile home parks slip through the cracks and are unable to get a short

term rental certification from the county of Riverside. This is because you have to be both land and homeowner to qualify. If you only own one or the other, you are unable to get a certificate. Do you see it possible to remedy this so that the land owner of the resort or park could qualify for an umbrella STR certificate with the county with the caveat that any violation complaints (noise or otherwise) would be the jurisdiction of the certified land owner and not the county of riverside? The land owner could then police complaints within their own resort/park relieving the county from this burden.

The alternative is to allow the leaseholder/ homeowner to receive a certificate provided there is written permission from the land owner.

I would also love to see tiny homes and park models included in the current language of property types that could get a certificate.

I'm not great at writing up language that could be incorporated directly in to your ordinance, but I sure can try. Would you be open to including something like this? Let me know the best way to help fill these gaps and I'll do everything I can to help!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

Get on the waitlist for my digital course BNB Listing Mastery!
www.MarilynnTaylor.com/waitlist

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<icon-pinterest-3.png>
<circle you tube.png>

> On May 13, 2021, at 11:28 AM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Agreed. Thanks, Marilynn.
>
> 348 on the planning website - https://planning.rctlma.org/Portals/14/Ord_348_clean_version.pdf?ver=2020-09-24-093220-233

Codified site
- https://library.municode.com/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT17ZO

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

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
<image001.jpg>

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Tuesday, May 11, 2021 6:38 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: County of Riverside Short Term Rental Update

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.

Sounds great! I'm going through the draft ordinance now and would it be possible for you to send me a link to ordinance 348?

I'm also working with Sky Valley Resort to understand the issues they are having with being able to allow short term rentals and it seems they have run in to quite a few brick walls because their unique setup leaves them falling through the cracks and unable to get certifications. I'm hoping to work together with you to change some terms to be able to either get certifications in their name or allow the individual owners of the homes on their lots to get certified. There are a lot of other similar resorts in the area, so this may benefit all of them.

Many many other cities and municipalities certify mobile home owners who are on leased land so I believe we can find a way and there are hundreds of such properties in Riverside county currently paying transient lodging taxes to the county. If all of those were to go away, that could be massive lost revenue for the county not to mention it would flood the market with homes for sale, dropping home values which could impact real property even though these technically aren't. They still get listed on the MLS. It is also a big economic impact to the homeowners which could then create additional strain on the economy. It seems to be in the best interest of both county and the resorts to be able to offer certifications to each separate mobile home on leased land.

Anyway, I'm doing my due diligence and will be sending over my feedback on the draft ordinance, but I'm hoping we can work together to remedy this in a way that works for both the county and the resort and possibly for me to consult your STR department to create a program that fits the needs of the county.

I look forward to working with you!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

On May 10, 2021, at 8:04 AM, Jones, Steven <SJones@Rivco.org> wrote:

Thanks Marilynn,

Great website. I'll share with management as I believe it may be worth a conversation to release an adequate request for services to anyone who may be qualified to manage the County's short term rental program.

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

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
<image006.jpg>

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Friday, May 7, 2021 12:53 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: County of Riverside Short Term Rental Update

Hi Steven,

You can see below what I do by clicking on my website, or instagram.com/marilynntaylor

Thank you so much for sending that along. Looks like park models will still be excluded from the certification requirement going forward. I'll share what we talked about with the group later today.

Thank you so much!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

Get on the waitlist for my digital course BNB Listing Mastery!
www.MarilynnTaylor.com/waitlist

<image002.png><image003.png><image004.png><image005.png>

On May 7, 2021, at 12:41 PM, Jones, Steven <SJones@Rivco.org> wrote:

FYI –
https://planning.rctlma.org/Advance-Planning/348UPD
https://planning.rctlma.org/Portals/14/Ord_No_927DraftforPublication_1.pdf

STEVEN JONES, AICP | **Principal Planner, Development Review**
Pronouns: he/him/his
County of Riverside Transportation and Land Management Agency - Planning
4080 Lemon Street, 12th Floor | Riverside, CA 92501
Phone 951.955.0314 | Main 951.955.3200
https://planning.rctlma.org
<image001.jpg>

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County of Riverside California

From: Ryan Gonzales <rydog1259@gmail.com>
Sent: Friday, June 18, 2021 7:22 PM
To: Jones, Steven
Subject: draft short term rental ordinance

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Mr. Jones

I have experienced an increasing disturbance from the short term rental across the street from me. I appreciate the efforts to put some new restrictions on these properties. I read the draft proposal and I wanted to comment on it. I think the occupancy limits are necessary and maybe a limit based on the number of bedrooms possibly 2 per bedroom would be worth considering. I think you guys should have a better enforcement plan. If there are multiple violations there should probably be a better way of correcting the issues. I would think a hearing would take months to happen so a violator would continue to operate. I also think that there should be some consideration to how many days a year or how many turn overs a week there can be. I love my neighborhood and everyone on my street knows each other the only issue on my street is the owner of the short term rental who refuses to respond to complaints telling people to call the police and leave him alone. Ever since he bought the house to rent there has been increased traffic most of which drive fast including a car club who held a street race past my house where my daughter rides her bike. Many of the guests are quiet and not a problem but the ones who are an issue need to be addressed quickly and effectively.

Ryan Gonzales
79390 Bowden dr
Bermuda Dunes Ca 92203

Sent from my phone

From: Darrell <darrellb@gmail.com>
Sent: Friday, June 18, 2021 10:19 AM
To: Jones, Steven
Subject: Re: “ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac
Attachments: Lestonnac Notice of ballot results. .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Jones

Everyone on our street Avenida Lestonnac got this letter and we all took it that the vote passed and we all feel we were stripped of our freedom. So if I had the money I could buy off the nun's like Dr. Manfredi did, and then I could keep the freedoms that I bought into at this location. Very corrupt system!! I have to say I have lived next to schools before and the nun's have been the absolute worst neighbors and the most inconsiderate. They reflect zero Christian values and my catholic family members have been embarrassed of their actions. I can see this letter Ordinance No 928, And us neighbors have been talking about it. We all have the impression that we all lost our freedoms, and none of us seem to know the difference between 927 & 928.

Darrell

On Wed, Jun 9, 2021, 14:56 Jones, Steven <SJones@rivco.org> wrote:

> The update to Ordinance No. 927 has not yet passed.
>
> Many thanks for your comments.
>
> **Steven Jones**
>
> ***Principal Planner***
>
> ***TLMA – Planning***
>
> eMail: **sjones@rivco.org**
>
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

From: Darrell <darrellb@gmail.com>
Sent: Tuesday, June 8, 2021 7:55 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: "ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac

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The ordinance that just passed is disturbing and quite dishonest. Everyone I have talked to except for Mr. Manfredi did not agree with the ordinance that just passed. It just goes to show that with enough money you will get what you want. I guess I should not be surprised that our government it corrupt at the state and local level.

Shame on you and the people that passed this. Very dishonest!!!

Darrell

On Mon, May 24, 2021 at 4:43 PM Jones, Steven <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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

I've forwarded your concerns and questions to https://ask.rivco.org/csm?id=csm_web_index for further research and communication.

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

From: Darrell <darrellb@gmail.com>
Sent: Monday, May 24, 2021 8:26 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: "ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac

Hello Mr. Jones

My wife and I got some of the paper work but nothing in there to vote and my wife and I want to vote with a BIG "NO". The real big people are the cars hitting 60-70MPH on Lestonnac and racing off the line at the intersection Butterfield Sage and Lestonnac. When the sheriff puts a deputy on the corner they do not last more than five minutes before they pull someone over for running that stop sign and then they are gone for another 3-4 months. If they camped out there I would bring them lunch and thank them every day for their service. (I actually strongly support the Blue) I work from home and

have cameras out in front of my house so I know when they are there and how long they stay. Also since there are so many people that think that Lestonnac is a speedway it is not even safe for our kids to ride their bikes on Lestonnac since they drive so fast and reckless. I live right on the corner and I can hear these vehicles spinning their tires and revving up their engines to speed down Lestonnac or off of the Stop sign line. The stop sign was a huge improvement but there are still accidents there all the time. MY other complaint is that the westside of Butterfield stage is maintained by the City of Temecula and gets street sweepers and I see city workers picking up the trash on that side. On the East side which is Riverside county no Street sweepers and nobody to pick up the trash but me. I have been doing it for the last 4 years and now I have been having the ganeres do it but I would ast least like to see the eastside of Butterfield Sage and Lestonnac get some street sweeping once a month.

Again please don't change the zoning laws. Every neighbor except for Dr. Manfredi has told me they voted NO “ORDINANCE NO. 927".

Thank you

Darrell & Jasmine Bobczynski

8586639483

32575 Avenida Lestonnac, Temecula, CA 92592

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County of Riverside California

From: J M <messin1503@gmail.com>
Sent: Tuesday, June 15, 2021 12:13 PM
To: Jones, Steven
Subject: Ordinance 927.1
Attachments: RivCo-STR Issues.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Jones,

The letter below (and attached) was written and sent to Supervisor Washington in regards to issues with neighboring short-term rental properties back in November of 2020. It was then forwarded to Mr. John Hildebrand of TLMA as directed by Supervisor Washington's staff.

I would just like to follow up on this letter with you as you take in the concerns of residents of the community impacted by short-term rentals. I would also like to update you on how this situation has progressed since the original letter was written. Also, I must reiterate that these are my opinions and do not represent those of the University of California.

Really can't say much has changed since this letter was written. In just the past month or so there have been three more incidents of clients urinating on the University property. Clients have allowed unleashed dogs to wonder on the property and defecate in violation of both University rules and Riverside County leash laws. My family is still often kept awake by loud unruly clients late into the night. STR clients have been caught riding OHV's on the University property in violation of Riverside County Ordinance 529. Clients have even just parked on the University's road and blocked access to catch a party bus for a tour. The list of issues goes on and on. The Riverside County Sheriff's Department is called on occasion and the Riverside County Short-Term Rental Hotline is called to file complaints. None of it seems to matter to the operators of the rentals. They have even told me that the County has no intention of doing anything so there is no reason to call.

Yet from the other side of their mouth the hosting company sent me a Cease and Desist letter threatening to take legal action against me personally for filing complaints to the STR Hotline and for performing my work duties to secure and keep the University property safe. Honestly, I'm very lucky to receive a letter like that and have the backing of the University. I also have security camera footage as evidence to back up my complaints. Can you imagine, threatening to file suit against a neighbor for reporting the abhorrent behavior of renters? How would an ordinary citizen be able to respond to a letter like that though? This is what happens when you allow properties to be turned into hotels and party venues. It seems most of the short-term rentals in the county are unoccupied investor backed party houses, hosted by professional hospitality firms. The days of renting your house while you're out on vacation are long gone. These are not regular folks trying to make ends meet as originally envisioned with this market. The quality of life around my little section of the county has diminished quite a lot since STR's began to proliferate the neighborhood.

How does the update to Ordinance 927 fix any of these issues? Nothing seems to be all that different from the original ordinance. Some help in spotting the differences would be appreciated.

Thank you,
Joseph Messin

messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

From: Joseph Messin
Sent: Friday, November 13, 2020 6:21 AM
To: d3email@rivco.org
Subject: Problems with short-term rentals

Dear Supervisor Washington,

I am writing today regarding the prevalence of short-term rental properties spreading across Riverside County. My situation is a bit unique in that I work and reside (with my family) on property owned by the University of California. This property is the UC Emerson Oaks Reserve, located at 45285 Los Caballos Rd. Temecula CA 92592. The UC Emerson Oaks Reserve is a wildlife reserve protecting natural habitat for research and teaching. I reside on the property with my wife and two children (ages 8 and 12). That said, this is a letter of my own opinions and does not represent those of the University. Please refer to the e-mail sent to all Riverside County Supervisors with a hard copy mailed to Mr. Juan Perez at Transportation and Land Management titled "Support for Revision of Ordinance No. 927" from Heather Constable, dated August 14, 2020 for the opinion of the University on this matter.

There are currently two properties adjacent to the Emerson Oaks Reserve permitted under Riv. Co. Ordinance 927 to run short-term rentals. 45240 Los Caballos Rd is located on a property which lies north of the Reserve. The rental located at 45260 Los Caballos Rd lies to the east of the Reserve. 45260 Los Caballos Rd. is accessed by a road on the University property under a pre-existing easement agreement that does not allow for commercial use. University counsel is doing what they can with that, but these things take time. I am not here to discuss any of these legal issues between the University and the owner of 45260 Los Caballos Rd.

I would however like to tell you about the decline in the quality of life we have experienced due to short term rentals. My family and I have had to deal with guests (from 45260 Los Caballos Rd) having loud drunken arguments, driving unsafely (kids standing on vehicle side boards, in the back of pickups, etc.), urinating, and causing loud late-night disturbances on the University property. At one point I told a group of 23 guests who had loaded into two pickup trucks that they could not drive like that on the University property. The driver of the first truck exited the vehicle with a beer in his hand. They were loaded up to take a tour on a wine tasting party bus. Returning later that day full of liquid courage they began harassing me with obscenities while I was out in the yard. My children were inside but scared of what was going on. How much of this must my family endure? How long can my door hold out while waiting for the Sheriff if I anger a mob by reporting something like that?

The Short-Term Rental Hotline has been contacted four times in the past two weeks to file noise complaints against the renters staying at 45240 Los Caballos Rd. Two of those calls were due to parties/noise occurring around 2:00am. I was awoken again around 4:00am after one of those calls due to the lights and megaphone of a Riverside Co. Sheriff's Deputy contacting the renters.

These items all take their toll on a family. Late nights of parties and noise disturbing people who need to get up early for work and children dealing with their own issues of distance learning and not being able to see friends. Cleary the hosts do not care if their guests disturb neighbors. I've yet to see the host of these properties do anything about these complaints. I have also not heard of the County stepping in at any time to help those of us cursed to live by these rentals. Code Enforcement runs the short-term rental program but offers no real help. An after hours or weekend call to the STR Hotline generally offers no resolution other than the host promising to "take care of it". I have literally been on the phone with the host telling me they have spoken to the guest and everything is fine while music is still blaring. Calls to the STR Hotline during business hours are even worse. Code Enforcement officials will call back only to tell me to call the Sheriff or some other entity to further a complaint. Hosts say what they can to make it seem like they will act, yet they know the County has no intention of issuing fines or rescinding operating permits.

Then we have the rental host's failure to follow County Covid-19 guidelines to help protect the community from the spread of this virus. Supervisors Perez and Spiegel put out the media release of the guidelines to follow to operate short-term rentals (https://www.rivco.org/news/short-term-vacation-rentals-resume-riverside-county) on May 29, 2020. These operating guidelines were developed by the Riverside County Economic Task Force. Mr. Juan Perez and Mr. Michael Maldonado of TLMA are a part of this task force yet Code Enforcement responds to business hours calls to the STR Hotline by stating they know nothing about these Covid-19 rules. Why issue these guidelines and mandates if no one is held to follow them? All businesses are affected by Covid-19 operating restrictions. Why should short-term rentals be exempt? Taking the idea further, why should residents of Riverside County do our part to stop the spread of Covid-19 by following the CA Stay at Home order, limiting interactions with other households and limiting going out for only essentials if the County is just going to make things worse by allowing visitors to have parties, share houses, and do whatever they want?

Both 45240 and 45260 Los Caballos Rd properties are investor owned and both hosted by a hospitality company called AvantStay. They are essentially unsupervised boutique hotels. What else can you call a house that sleeps 15-20 people. The County must do something about properties like this if they want to continue allowing short-term rentals. Many cities in the County (Temecula) have banned them outright. Residents who just want to live their life should not have to put up with party houses as neighbors. Think about the last time your neighbor had a party. They most likely warned you about it, but it only happens once a year or so, so you put up with it for a night. Now imagine this party takes place on an almost weekly (or more) basis. And not just on weekends but during the work/school week as well. I am honestly asking, what are residents to do? As I have written earlier, calling the STR Hotline generally gets you nowhere. Calling the Riverside County Sheriff for a noise complaint might get a deputy out several hours later depending on their case load that night and location of the deputy. All of this takes a toll on the health and wellbeing of residents next to short-term rentals.

Do not get me wrong. Short-term rentals have their place. Someone trying to make ends meet by renting a room out is on-site, supervising the situation. The same goes for a traditional Bed and Breakfast which are regulated much like hotels. Yet for some reason, whole house, short-term rentals can do whatever they want with absolutely no repercussion. I have yet to see or hear of any action taken against short-term rentals in Riverside County. There must be provisions to cancel an operating permit. There should also be provision for neighbors to not have hotels forced on them to begin with. Many rural residents of Riverside County are there for peace and quiet. A dozen or two guests in the

house next door does not allow for that. Something must be done to let residents live the life they chose but is now being taken away by investors.

Thank you for taking the time to read this letter. I look forward to learning about the upcoming revisions to Ordinance 927. Hopefully, the County will devise a system that removes party houses and bad hosts from operating and makes things more equitable for families who suddenly find themselves in a terrible situation at no fault of their own.

Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

Pine Cove Property Owners Association
P.O. Box 2023
Idyllwild, CA 92549

May 3, 2021

Steven Jones, Principle planner
Riverside County Planning Department
4080 Lemon St.
Riverside, CA 92501

Mr. Jones:

The recent increase in the number of short term rentals (STR) in the mountain community of Pine Cove (and Idyllwild) is of urgent concern to our Pine Cove Property Owners Association. We realize that mountain communities are a popular destination. The influx visitors is something we learn to accommodate, but the increasing number of rentals changes the character of neighborhoods. While most renters are considerate and well behaved, problems have occurred.

The revision of County Ordinance 927 is of particular interest. Provisions requiring rental owners to post signage (Section 8, item N) and notify neighboring residents (section 10, item A) strengthen the ordinance. Section 11 on enforcement, however; contains the same language as the 2016 version. Property owners who encounter problems with STRs report a lack of response from the county and Code Enforcement. Will language be added to Ord 927 to enhance enforcement and deal with unregistered rental properties? Will the number of rental properties in Pine Cove be limited?

Our association will continue to represent the interest of property owners in Pine Cove during the revision period. Please keep us informed of community meetings and public discussion on the issue of short term rentals. We also wish to be apprised of actions taken by the county in closed meetigs.

Richard Schwartz

Richard Schwartz
President, Pine Cove Property Owners Association
pinecovepoa@gmail.com, 951 659-8621

CC: Supervisor Washington
3rd District Administrative Center
4080 Lemon Street
Riverside, CA 92502-1486

Dear Supervisor Washington,

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The Short-Term Rental Hotline has been contacted four times in the past two weeks to file noise complaints against the renters staying at 45240 Los Caballos Rd. Two of those calls were due to parties/noise occurring around 2:00am. I was awoken again around 4:00am after one of those calls due to the lights and megaphone of a Riverside Co. Sheriff's Deputy contacting the renters.

These items all take their toll on a family. Late nights of parties and noise disturbing people who need to get up early for work and children dealing with their own issues of distance learning and not being able to see friends. Cleary the hosts do not care if their guests disturb neighbors. I've yet to see the host of these properties do anything about these complaints. I have also not heard of the County stepping in at any time to help those of us cursed to live by these rentals. Code Enforcement runs the short-term rental program but offers no real help. An after hours or weekend call to the STR Hotline generally offers no resolution other than the host promising to "take care of it". I have literally been on the phone with the host telling me they have spoken to the guest and everything is fine while music is still blaring. Calls to the STR Hotline during business hours are even worse. Code Enforcement officials will call back only to tell me to call the Sheriff or some other entity to further a complaint. Hosts say what they can to make it seem like they will act, yet they know the County has no intention of issuing fines or rescinding operating permits.

Then we have the rental host's failure to follow County Covid-19 guidelines to help protect the community from the spread of this virus. Supervisors Perez and Spiegel put out the media release of the guidelines to follow to operate short-term rentals (https://www.rivco.org/news/short-term-vacation-rentals-resume-riverside-county) on May 29, 2020. These operating guidelines were developed by the Riverside County Economic Task Force. Mr. Juan Perez and Mr. Michael Maldonado of TLMA are a part of this task force yet Code Enforcement responds to business hours calls to the STR Hotline by stating they know nothing about these Covid-19 rules. Why issue these guidelines and mandates if no one is held to follow them? All businesses are affected by Covid-19 operating restrictions. Why should short-term rentals be exempt? Taking the idea further, why should residents of Riverside County do our part to stop the spread of Covid-19 by following the CA Stay at Home order, limiting interactions with other households and limiting going out for only essentials if the County is just going to make things worse by allowing visitors to have parties, share houses, and do whatever they want?

Both 45240 and 45260 Los Caballos Rd properties are investor owned and both hosted by a hospitality company called AvantStay. They are essentially unsupervised boutique hotels. What else can you call a house that sleeps 15-20 people. The County must do something about properties like this if they want to continue allowing short-term rentals. Many cities in the County (Temecula) have banned them outright. Residents who just want to live their life should not have to put up with party houses as neighbors. Think about the last time your neighbor had a party. They most likely warned you about it, but it only happens once a year or so, so you put up with it for a night. Now imagine this party takes place on an almost weekly (or more) basis. And not just on weekends but during the work/school week as well. I am honestly asking, what are residents to do? As I have written earlier, calling the STR Hotline generally gets you nowhere. Calling the Riverside County Sheriff for a noise complaint might get a deputy out several hours later depending on their case load that night and location of the deputy. All of this takes a toll on the health and wellbeing of residents next to short-term rentals.

Do not get me wrong. Short-term rentals have their place. Someone trying to make ends meet by renting a room out is on-site, supervising the situation. The same goes for a traditional Bed and Breakfast which are regulated much like hotels. Yet for some reason, whole house, short-term rentals can do whatever they want with absolutely no repercussion. I have yet to see or hear of any action taken against short-term rentals in Riverside County. There must be provisions to cancel an operating permit. There should also be provision for neighbors to not have hotels forced on them to begin with. Many rural residents of Riverside County are there for peace and quiet. A dozen or two guests in the house next door does not allow for that. Something must be done to let residents live the life they chose but is now being taken away by investors.

Thank you for taking the time to read this letter. I look forward to learning about the upcoming revisions to Ordinance 927. Hopefully, the County will devise a system that removes party houses and bad hosts from operating and makes things more equitable for families who suddenly find themselves in a terrible situation at no fault of their own.

Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

From: Bianca De La Garza <mamabsevents@gmail.com>
Sent: Friday, June 11, 2021 12:02 PM
To: Jones, Steven
Subject: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Hello I am an event planner from the Palm Springs area, to better educate my future and current clients in search of ranch style events here in the area. May I ask what exactly defines an incorporated ranch? Will this possibly go into effect for 2021 or 2022? What questions or guild lines but my hold to or ask venue owners on to protect the clients? Can I arrange a talk or attend any discussion groups on this topic?

Sent from my iPhone

From: Kristy Frazier <kristy22frazier@gmail.com>
Sent: Friday, June 11, 2021 9:30 AM
To: Jones, Steven
Subject: Ordinance 927.1

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.

Dear Mr . Jones,

I am writing to express my concern about the impacts that Short Term Rentals are having in Idyllwild and the surrounding areas. I have lived in Idyllwild for 50 years, so I can see the changes that are coming about because of Short Term Rentals up here.
Here are some of my concerns:
1. Cigarette smoking: I never used to see cigarette butts on the streets, but for about a year, when I walk my dog, I see cigarette butts on the streets or on the easements. This is an extreme fire hazard. The renters should have to smoke inside only. I know the owners don't want that, so there should be a specified area outside of the rental that is a safe place for people to smoke. There should be guidelines presented to the renters to the effect that they should not put their cigarettes out on the ground, due to the extreme fire conditions we have up here. Every so often I go around my neighborhood and clean up the cigarette butts, they are toxic, full of chemicals from the tobacco, they can wash into our creeks and waterways and cause pollution.

2. Dog poop: Since the advent of so many Short Term Rentals, there is an increase in the amount of dog poop left on our streets, easements, even people's yards. Some people clean up the poop in a bag, and then leave the bag!! When I am cleaning up cigarette butts I also clean up grocery bags full of dog poop. Renters who bring dogs must be made aware that they have to clean up after their animals!

3. Septic tanks: Many homes up here are on septic tanks that are geared for families.
If renters are allowed to have guests of up to 16 people, that is a lot of toilet flushing, dish washing, showers after hiking, biking etc. Septic lines can become stressed from overuse, tanks can fill and overflow, creating localized pollution. When there is rain or snow that pollution could travel throughout the soil in nearby areas, or make its way to or creeks and natural waterways. Some homes up here are on sewer, but not all of them.

Thank you for working on the Short Term Rental situation, it can have a very negative impact on the aspects that make this area special.

Kristy Frazier
Box 270
Idyllwild, CA 92549

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Thursday, June 10, 2021 8:43 AM
To: Brian Tracy
Cc: Jones, Steven; Rodriguez, Sarah
Subject: Re: Ordinance 927.1 Fwd: Great Rates on No Doc Vacation Rental Financing!

Excellent points Brian, plain and simple laid out clearly. Basically this has been one of my major complaints, there's no way to sugarcoat the fact that they are running a commercial enterprise with all that entails in a residential zoned neighborhood.
We see the workers come and go, cleaners, garbage people, repair guys, oversight, it's a constant stream and a disruption to the quiet enjoyment of the premises that we purchased our house for...
All that is obviously on top of inevitable rude and loud short term tenant who while they just came up to have a good time, they do not really care about the disruption they makes since they'll be gone in a day or two…

I agree, things need to tighten up severely!!
Thanks again for your attention to this,
Joel Feingold

Sent from my iPhone

On Jun 9, 2021, at 7:44 PM, Brian Tracy <brianmtracy@gmail.com> wrote:

Steven & Sarah, per my previous email to you both about STR's please see below. Further evidence of STR's as a commercial enterprise. While not addressed to California directly this is what is happening all over the country, including our beautiful mountain communities in Riverside County.

It is abundantly clear that STR's are commercial enterprises in RESIDENTIAL ZONES and a growing business model. Homes being bought, sold and financed based on their STR actual and/or potential income. This is a violation of both our state zoning and CEQA laws and with cars coming and going, parking on neighboring properties and partying until the late hours of the night, ultimately an infringement upon our residents' right to quiet enjoyment. This must be stopped.

I live in the Fern Valley area of Idyllwild and three of the five closest houses to me have all gone STR. STR is an illegal use of property in a residential neighborhood. There are plenty of existing zones of Commercial and Resort Commercial up here in Idyllwild. That is where hotels, motels, cabins, Inns, etc are allowed. Not in neighborhoods. This is why we have zoning.

I urge your staff, the Planning Commission and Board of Supervisors to please make it a priority to eliminate this illegal activity by requiring housing rentals to have 30 day

minimum contracts. This allows owners to legitimately rent their homes to others for residential purposes, but not commercial ones.

I am available to discuss further at your convenience.

Thank you,

Brian M Tracy
55185 Daryll Road
Idyllwild, CA

Begin forwarded message:

From: Dominick Prevete <Dominick@blueskycapitaladvisors.com>
Date: June 9, 2021 at 1:33:16 PM PDT
Subject: Great Rates on No Doc Vacation Rental Financing!

Blue Sky Capital Advisors

30 Year Loans For Vacation Rentals!

Dominick Prevete

908-220-6404 (c)

Dominick@BlueSkyCapitalAdvisors.com

New and Improved Terms For Vacation Rentals!

At Blue Sky Capital, we love to help with financing for vacation rentals, which is why we are happy to share new the news about new lower vacation rental rates. Through our Vacation Rental Program, investors can take advantage of:

- Qualify based on property cash flow; no personal DTI, no tax returns
- Full 30-year terms, no balloons

- LTVs up to 80% for purchases and 75% for cash-out refinances
- Protect your identity by financing through a corporate entity

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Options For New (First Flip) & Experienced Investors

We understand Real Estate Investing. We understand Fix and Flip. We understand Buy and Rent and Vacation Rentals!

Put our skill and experience to work for you.

Tell Us About Your Flip





Vacation Rental Closed 5/11/21

Blue Sky Capital Advisors arranges $1.33MM in funding in Lake Worth Florida for the acquisition of a Vacation Rental Property. No personal income documentation was required in this scenario. We are able to use short term/Airbnb market data to demonstrate rental income value that more than covers the debt. Let us help you build your real estate portfolio!

Blue Sky Capital Advisors is not currently licensed in AK, ND, NV, SD, or VT. Blue Sky Capital Advisors LLC is licensed or exempt from licensing in all other states. Minnesota: This is not an offer to enter into an agreement. Any such offer may only be made in accordance with the requirements of Minn. Stat. §47.206(3). Annual percentage rate may be increased after the fixed-rate period expires. Loans are subject to additional underwriting criteria.

Blue Sky Capital Advisors LLC | Website



Blue Sky Capital Advisors LLC | PO BOX 1717 , Sparta, NJ 07871

Unsubscribe

Sent by dominick@blueskycapitaladvisors.com

From: Brian Tracy <brianmtracy@gmail.com>
Sent: Wednesday, June 9, 2021 7:44 PM
To: Jones, Steven
Cc: Rodriguez, Sarah
Subject: Ordinance 927.1 Fwd: Great Rates on No Doc Vacation Rental Financing!

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I am available to discuss further at your convenience.

Thank you,

Brian M Tracy
55185 Daryll Road
Idyllwild, CA

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> **From:** Dominick Prevete <Dominick@blueskycapitaladvisors.com>
> **Date:** June 9, 2021 at 1:33:16 PM PDT
> **Subject: Great Rates on No Doc Vacation Rental Financing!**

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- LTVs up to 80% for purchases and 75% for cash-out refinances
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Blue Sky Capital Advisors LLC | Website



Blue Sky Capital Advisors LLC | PO BOX 1717 , Sparta, NJ 07871

Unsubscribe

Sent by dominick@blueskycapitaladvisors.com

HIPCAMP



Hipcamp's mission is simple: **Get more people outside.**

Hipcamp, the world's leading provider of outdoor stays, allows campers to find and book tent camping, cabins, RVs, glamping options, and more — everywhere from national parks to family-owned blueberry farms. Hipcamp creates sustainable revenue for small businesses, landowners, and local governments by harnessing the financial power of outdoor recreation.

What is Hipcamp and how does it work?

Hipcamp began in 2013 after a group of friends struggled to find and book a campsite for a local weekend trip. Battling poor information, long reservation windows, and overcrowding on public lands, the idea for Hipcamp was born. Today, Hipcamp Hosts welcome campers in more than 500,000 sites across three countries and in 50 counties across the U.S. Landowners sign up with Hipcamp as Hosts and create a listing that shows the area available to campers, who search by location. Hosts set their own price, campers book and pay for their stay directly through Hipcamp, and hosts keep 90% of the payment. The rest covers credit card fees, insurance, and property protection. Hipcamp has helped people spend more than 3 million nights outside.

How Hipcamp supports local governments and rural communities

- **Local tax revenue:** In 2020, Hipcamp Hosts in the U.S. earned nearly $24 million in revenue. At an average transient occupancy tax of 10%, that would translate to $2.4 million for local governments in taxes remitted
- **Looking to the future:** Hipcamp is growing fast; Hipcamp Hosts in the U.S. are expecting to double their revenue in 2022, meaning local governments stand to raise over $5.1 million in taxes
- **Support for small businesses:** During an average visit, campers who book through Hipcamp spend $300 at local restaurants, cafes, gear shops, farms stands, and more, providing sustainable revenue for small businesses
- **Job creation:** Hosts are job creators — they are employing local community members as cleaning staff, landscapers, gardeners, farm assistants, and more with the revenue brought in via Hipcamp

$24M

In 2020, Hipcamp Hosts in the U.S. earned nearly $24 million in revenue.

Preserving our lands and way of life

- Hipcamp allows landowners to develop sustainable revenue so they can keep their land in the family and avoid sale or subdivision
- Hosts are integral to the fabric of their communities — on average, they've lived in their county for 19 years
- 80% of Hosts characterize their land as agricultural, ranch, farm, or undeveloped
- Hipcamp educates both Hosts and campers on environmental ethics regarding fire management, waste disposal, noise, and leave no trace; by educating recreationalists, we are creating the next generation of land stewards

Shared community values

- Campers are responsible community members looking to connect with nature and avoid crowds. Most campers travel in couples or small groups of family or friends
- Half of all campers have children and use Hipcamp to introduce the next generation to the outdoors
- Hipcamp is a founding member of the Recreate Responsibly Coalition, a group of over 1,000 land management agencies, non-profit organizations, and outdoor recreation organizations working together to keep people, places, and communities safe

$1M per incident liability insurance for every Host.

Responsible camping and trusted services

Hipcamp's main company value is to "Leave it Better." For our community of Hosts and campers, that means being thoughtful neighbors, responsible citizens, and environmental stewards. To live this value, Hipcamp provides:

- $1 million per incident liability insurance for every Host
- Customer support on call for Hosts and campers 7 days per week
- Host Standards that detail our requirements on everything from fire safety and occupancy limits, to quiet hours and tax remittance
- Integration with the National Weather Service to provide valuable, real-time fire advisories to Hosts to help keep our community safe
- Awareness campaigns to pass on environmental ethics and ensure campers know what it means to recreate responsibly

We are here to help

For more information on how Hipcamp can support your community, contact Hipcamp's team via email at policy@hipcamp.com. Hipcamp wants to work with counties to ensure they are responsibly maximizing local benefit from the quickly-growing and powerful economic opportunity presented by outdoor recreation. Our team is here to ensure Hipcamp meets your community's needs.







> Hipcamp has helped us earn some much needed side income to supplement our working ranch. Hipcamp staff are all very helpful and approachable, and they always respond to our inquiries immediately. We are big fans of this service and we can't recommend it highly enough to other landowners like ourselves!
>
> - Jocelyn, Sonoma County, California

> Hipcamp combines community-building with profitable return. Win-win for everyone. I'm ecstatic to be sharing my beautiful land, campers love being here, and I'm able to supplement my income.
>
> – Gary, Shasta County, California

SHORT-TERM ALTERNATIVE STRUCTURE RENTALS
Policy Options - DRAFT

Last updated: 6/3/21

TOPIC	POLICY OPTION
Definitions	● "Short-term alternative structure rentals" includes any site used or intended to be used, let, or rented for camping purposes ● "Camping purposes" includes trailers, RVs, tents, or other temporary sleeping accommodations, including raised campsites with decks, yurts, and canvas tents, or other similar accommodations
Duration of Stay	● Less than 15 consecutive days occupation by a single party ● No limitations or requirements around numbers of days per year
License and Permit Requirement	● Create simple permitting process for "short term alternative structure rentals" ● If permits or licenses are required, ensure fees are tied to staff time for review and inspection and set at a reasonable level (not a significant barrier to entry) ● If a business license is required, ensure license covers the parcel, and separate licenses are not required for different campsites on the same parcel
Application Process	● "Short-term alternative structure rentals" are subject to the same inspections as short-term rentals (STRs) if STR regulations are already in place. Initial and biennial, with fees lower than $250 each time ● Revise the STR application process if already in place and incorporate reasonable changes specific to short-term alternative structure rentals
Owner-occupancy	● Owner does not need to designate the parcel as their primary residence ● See "Call Response"
TOT and Assessment Fees	● Transient Occupancy Tax (TOT) applies to all overnight stays ● Hosts are required to collect and remit taxes ● Tourism Business Improvement District taxes/assessments applicable to commercial campgrounds or RV parks shall also apply to stays in "short-term alternative structure rentals"
Site Density	● Include max number of sites OR people per acre ● Setbacks of 100 feet from property lines for sites
Parking	● Require one parking space for each campsite or RV site
Fire Safety	● Require a safe campfire setup and extinguishment including designated location(s) with appropriate setbacks and educational materials detailing safety expectations ● Hosts shall print and post these fire safety educational materials on their property or otherwise notify guests of these fire safety requirements within no more than 3 days of their guests' arrival ● Must follow and adhere to all local, state, and federal fire regulations or bans in the region ● Short-term alternative structure rentals activities shall be in compliance with local fire codes
Call Response	● Require that the property owner or property manager shall be personally available by telephone on a 24-hour basis ● Require that the property owner or property manager be able to be physically present at the property within one hour in order to respond and remedy calls or complaints
Noise	● Maintain requirements that noise violations are unlawful ● Include an additional requirement for quiet hours between 10PM and 8AM

Trash/ Refuse	● Trash shall be removed from the premises after each occupancy ● Follow all applicable animal-protection trash requirements
Human Waste	● Toilet and shower facilities are not required in “dry camps” ● Sites smaller than 20 acres must provide a human waste management system, including but not limited to a connection to sewer or septic system, a compost or pit toilet, portable toilet, or equivalent

HIPCAMP

Hipcamp in Riverside County, California

Hipcamp's mission is simple: Get more people outside.

Hipcamp is the most comprehensive resource for unique outdoor stays on private and public land. Discover and book tent camping, RV parks, and cabins — everywhere from national parks to blueberry farms.

Hipcamp Hosts are thoughtful neighbors, responsible citizens, and environmental stewards.

- There are currently 57 Hipcamp Hosts in Riverside County.
- The average Host earns about $13,500 per year via Hipcamp.
- On average, Hosts own approximately 19.5 acres of land.
- The average length of stay is 2 nights.
- In the last year Hipcamp hosts in the county brought in over $545,000 in revenue.

Hipcamp creates sustainable income for local landowners and businesses.

- Hipcamp sent more than 11,600 visitors to the county in the last twelve months.
- The average nightly rate to stay at a Hipcamp in Riverside is $65.
- The average camper spends $300 on food, retail, recreation, and transportation services in the community during their trip.
- Hosts paid over $20,500 in ToT to the county in the last twelve months.

Hipcamp is committed to working collaboratively with our Hosts, Campers and their surrounding communities to "Leave it Better."

Please be in touch at: policy@hipcamp.com

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Wednesday, June 9, 2021 12:12 PM
To: Jones, Steven
Subject: Re: Q about timeline for comments on Draft Ord. 927.1
Attachments: Hipcamp factsheet tent.pdf; Short Term Alt. Structure Rentals - Policy Options (model legislation).pdf; Hipcamp in Riverside Co, CA (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven,

Thanks for chatting with me briefly today. Do you have time to connect next week about Hipcamp within the county?

I've attached three things below for your review:
1. A fact sheet about what Hipcamp is and the value we offer to communities as a partner
2. A snapshot of Hipcamp activities in Riverside - happy to provide more information for you
3. Draft language we're using with other counties like San Luis Obispo

I also wanted to send along a breakdown of the kinds of stays our hosts are offering, for context:

- tent or RV sites - 257
- RV or trailer only - 70
- RV or trailer provided 0 17
- cabin - 11
- canvas tent - 7
- yurt - 5

Looking forward to connecting soon,
Micha

On Mon, May 10, 2021 at 8:33 AM Jones, Steven <SJones@rivco.org> wrote:

> Hello,
>
> Thanks for contacting the County of Riverside. The Short Term Rental Ordinance update is expected to be heard by the Planning Commission, and subsequently, the County Board of Supervisors by late summer, 2021. We are currently taking comments on the draft and expect to have the latest draft uploaded to the website within the coming weeks.
>
> Please feel free to comment to be a part of the public record.

Additionally, in response to this email, you'll be notified of the time once a tentative public hearing date is scheduled.

Best,

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Friday, May 7, 2021 12:40 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Q about timeline for comments on Draft Ord. 927.1

Hi Mr. Jones,

My name is Micha and I am on the Government Affairs team for Hipcamp, a website that allows visitors to book outdoor stays on private land.

I recently became aware of a draft ordinance 927.1 and wanted to know if there is a proposed timeline for public comment or for the Board of Supervisors to take this up.

Would you please let me know if there's a timeline already in place for consideration? If you'd be willing to hop on the phone, I'd love to connect directly about it.

Thanks,

Micha

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here
HIPCAMP

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County of Riverside California

--
Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers

Pronunciation help for Michal here

HIPCAMP

From: Robert Bernheimer <rob@robbernheimer.com>
Sent: Tuesday, June 8, 2021 10:17 AM
To: Jones, Steven
Cc: Flores, Robert
Subject: Re: Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Will staff consider including this recommendation in the version going to public hearing?

> On Jun 7, 2021, at 4:13 PM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Thanks, Mr. Bernheimer, for contacting the County of Riverside and for your comments. The information is being incorporated into the public record and will be available to the decision makers. The County anticipates the public hearings to be held late summer, 2021.
>
> Check the website for updates. https://planning.rctlma.org/Advance-Planning/348UPD.
>
> Please feel free to contact me any time for discussion about your proposed edits.
>
> **Steven Jones**
> ***Principal Planner***
> ***TLMA – Planning***
> eMail: **sjones@rivco.org**
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
> 4080 Lemon Street, 12th Floor
> Riverside, CA 92501
> <image002.jpg>
>
> ---
>
> **From:** Robert Bernheimer <rob@robbernheimer.com>
> **Sent:** Friday, June 4, 2021 10:33 AM
> **To:** Jones, Steven <SJones@Rivco.org>
> **Cc:** Flores, Robert <rflores@RIVCO.ORG>
> **Subject:** Re: Short Term Rental Ordinance
>
> On behalf of my client AvantStay, attached please find a proposed amendment to the draft Short Term Rental ordinance being considered by the County. We did not believe the current draft ordinance made sense when dealing with ESTATE PROPERTIES - which we have defined at two (2) acres or larger. These properties are set away from other homes, can accommodate all vehicles on-site and generally do not pose the same problems of typical short term rentals. You will see we have created demanding standards for estates that fall in this category with a requirement for constant noise monitoring and 24/7 security patrols, among other things. We hope you will seriously

consider adding this to the ordinance as AvantStay has numerous estates in the Temecula and Coachella Valley areas and these properties are truly part of the fabric of the communities.

Please let me know if you have any questions.

ABOUT AVANTSTAY: "AvantStay is the premier next generation hospitality platform. We are redefining the way in which people travel, transact and invest. AvantStay assures a highly-curated experience customized to guests' needs, using a proprietary tech suite to power bookings, seamlessly operationalize in-field and remote management, and activate authentic and elevated consumer touch points. AvantStay currently operates in over 60 cities, with a drive-to market approach, including 500+ premier properties across their diversified portfolio, and an AUM of more than $1B. In 2019, AvantStay became one of the initial twelve partners of Homes & Villas by Marriott International, and currently offers direct bookings on more than 50 online travel agencies." Avantstay.com

Rob Bernheimer

Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

> On Mar 29, 2021, at 1:24 PM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Hello Rob Bernheimer,
>
> Thanks for contacting the County of Riverside. I see that you have the link from Robert Flores.
> The County's timeline is fluid with the expectation of going to the Planning Commission and Board of Supervisors Summer – early Fall, 2021. Ordinance updates are proposed to:
>
> - Clarify definitions,
> - Add applicability with respect to certificates annual renewal,
> - Regulate outdoor amplified sound,
> - Specify provisions occupancy of multiple dwellings on one lot,

- Require signage and advertising standards.

Feel free to contact me any time for more draft Short Term Rental Ordinance information.

Please also see the draft Short Term Rental Ordinance here (https://planning.rctlma.org/Advance-Planning/348UPD) for comparison to the currently effective Short Term Rental Ordinance.

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

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

<image001.jpg>

From: Rob Bernheimer <rob@robbernheimer.com>
Sent: Friday, March 26, 2021 11:55 AM
To: Jones, Steven <SJones@Rivco.org>; Flores, Robert <rflores@RIVCO.ORG>
Subject: Short Term Rental Ordinance

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.

I understand the County is considering amending its short term rental ordinance. I represent AvantStay, which has estate properties in the Coachella Valley and Temecula areas. I need to come up to speed on the proposed changes to see how they might affect their business.

Can you please send me any draft of the ordinance revision the County is considering as well as a a summary of the process that has occurred to date and timeline for possible future adoption? I'm trying to get my arms around what may be going on.

Thank you. Please let me know if you have any questions.

Rob Bernheimer

<image002.png>

Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

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County of Riverside California

From: Karen Taucher <krntchr@gmail.com>
Sent: Sunday, June 6, 2021 10:21 AM
To: Jones, Steven
Subject: Ordinance 927.1

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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

PROPOSED AMENDMENT

ORDINANCE NO. 927.1
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
REGULATING SHORT TERM RENTALS AND
INCORPORATING BY REFERENCE THE ABATEMENT AND COST
RECOVERY PROCEDURES OF ORDINANCE NO. 725

(FROM DRAFT FOR PUBLICATION NO. 1)

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS

I. The maximum occupancy of a Short Term Rental shall be: two (2) persons per every one (1) off-street parking space provided onsite; one (1) person per every two hundred (200) square feet of building area, excluding garages or other accessory buildings; or sixteen (16) persons, whichever is least.

a. Exception. If a property meets the following conditions, maximum occupancy shall be: (1) person per every two hundred (200) square feet of building area.

i. The Short Term Rental property is two (2) acres or larger; and

ii. The Short Term Rental property is continually monitored for noise in a manner that alerts the Owner or Owner's agent such that if the noise at the Short Term Rental property exceeds the allowable limits defined in Riverside County Ordinance No. 847 regulating noise, the Owner or Owner's agent will respond within 60 minutes of such notification; and

iii. The property is regularly patrolled by private security to ensure guest compliance with the included noise, occupancy and parking regulations of this specific section during the occupancy of the Short Term Rental; and

iv. All vehicles being used during the Short Term Rental occupancy are parked on the Short Term Rental property and no street parking or traffic interference occurs in any way.

From: Robert Bernheimer <rob@robbernheimer.com>
Sent: Friday, June 4, 2021 10:33 AM
To: Jones, Steven
Cc: Flores, Robert
Subject: Re: Short Term Rental Ordinance
Attachments: PROPOSED AMENDMENTS 6-4-2021.pdf; PastedGraphic-8.tiff

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of my client AvantStay, attached please find a proposed amendment to the draft Short Term Rental ordinance being considered by the County. We did not believe the current draft ordinance made sense when dealing with ESTATE PROPERTIES - which we have defined at two (2) acres or larger. These properties are set away from other homes, can accommodate all vehicles on-site and generally do not pose the same problems of typical short term rentals. You will see we have created demanding standards for estates that fall in this category with a requirement for constant noise monitoring and 24/7 security patrols, among other things. We hope you will seriously consider adding this to the ordinance as AvantStay has numerous estates in the Temecula and Coachella Valley areas and these properties are truly part of the fabric of the communities.

Please let me know if you have any questions.

ABOUT AVANTSTAY: "AvantStay is the premier next generation hospitality platform. We are redefining the way in which people travel, transact and invest. AvantStay assures a highly-curated experience customized to guests' needs, using a proprietary tech suite to power bookings, seamlessly operationalize in-field and remote management, and activate authentic and elevated consumer touch points. AvantStay currently operates in over 60 cities, with a drive-to market approach, including 500+ premier properties across their diversified portfolio, and an AUM of more than $1B. In 2019, AvantStay became one of the initial twelve partners of Homes & Villas by Marriott International, and currently offers direct bookings on more than 50 online travel agencies." Avantstay.com

Rob Bernheimer

Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

On Mar 29, 2021, at 1:24 PM, Jones, Steven <SJones@Rivco.org> wrote:

Hello Rob Bernheimer,

Thanks for contacting the County of Riverside. I see that you have the link from Robert Flores.
The County's timeline is fluid with the expectation of going to the Planning Commission and Board of Supervisors Summer – early Fall, 2021. Ordinance updates are proposed to:

- Clarify definitions,
- Add applicability with respect to certificates annual renewal,
- Regulate outdoor amplified sound,
- Specify provisions occupancy of multiple dwellings on one lot,
- Require signage and advertising standards.

Feel free to contact me any time for more draft Short Term Rental Ordinance information.

Please also see the draft Short Term Rental Ordinance here (https://planning.rctlma.org/Advance-Planning/348UPD) for comparison to the currently effective Short Term Rental Ordinance.

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

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

From: Rob Bernheimer <rob@robbernheimer.com>
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Can you please send me any draft of the ordinance revision the County is considering as well as a a summary of the process that has occurred to date and timeline for possible future adoption? I'm trying to get my arms around what may be going on.

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County of Riverside California

From: ron bethke <rbunome@yahoo.com>
Sent: Thursday, June 3, 2021 5:21 PM
To: Jones, Steven
Cc: Me
Subject: Ordinance 927.1

Principal Planner

Mr. Steven Jone:

We are new homeowners at 38312 Corte Alegria Temecula, Ca 92592.

I am hoping to give/get some input in regards to Short Term Rentals in our area as of this writing we have been at the above address for apron 6 weeks.

I have read over the ordinance 927.1 and have a few concerns with regards to enforcement of known nuisances and/or violations.

1) If a Drone is flying over my backyard hovering over my property/pool area and I see it return to the rental property, who do I call? Also, is this a violation?

2) If two women are standing 120' from my families line of site at the bordering nieghbor fence line pulling up their tops to the group of renters they are with, who do I call? Also, is this a violation?

3) If cars are parked 6-8 along the street in front of the rental, who do I call…I did see this as a violation in the ordinance, however I have no contact owner/operator of the rental to call.

These incedences did happen over the last 3 weeks and we are very concerned.

I am still learning about our area and we love it here but we were not aware of demand in our area with short term rentals and we hope it docent get out of hand.
Another question I have regarding our road being maintained by the residence not the County…can a neighbor get approved for a Short Term Rental without consent of the residence on the private Court street?

Thanks for your time and consideration in these matters.

Ron and Kim bethke
38312 Corte Alegria Temecula ca 92592
(c) 209.815.8632

From: James Kramer <kramer86@pacbell.net>
Sent: Monday, May 31, 2021 5:58 PM
To: Jones, Steven
Subject: Re: Ordinance 927.1

Steven,
Thank you for your reply.

Earlier in May I filed two complaints against 38417 Avenida Bonita.

The first complaint was for rebuilding a structure where a previous barn burned down in February 2021. Unsure, if they filed for proper permits.

The second was for holding wedding events under the new structure. According to one of the neighbors, they stated they had three more wedding to hold yet, and one was held on weekend of May 22. While La Cresta is not zoned for weddings, they continue to hold weddings and other commercial events.

An update on the complaints would be appreciated.

Thank you.

Thanks,
Jim Kramer
kramer86@pacbell.net

On Monday, May 31, 2021, 05:36:08 PM PDT, Jones, Steven <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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

If you have addresses that need code enforcement attention, please feel free to forward the information.

Steven Jones
(951)955-0314

From: James Kramer <kramer86@pacbell.net>
Sent: Tuesday, May 25, 2021 11:04 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Ordinance 927.1

As residents of the La Cresta POA community, located in the unincorporated Riverside County area, we are strongly opposed to allowing commercial wedding events in this area.

The community is made up of minimum 5 acre parcels. The Association roads are privately maintained by the Association, but are public accessible. In this quiet community, noise travels long distances and

disturbs residents in this peaceful and normally quiet environment. With very limited police services, we rarely see police vehicles in this area that has a very low crime rate. Commercial weddings create a noisy environment, cause congestion on the roadways, and contribute to intoxicated drivers which do not mix well in driving on unfamiliar roads in the dark.

Unauthorized weddings have been an issue up here on weekends with lack of enforcement by the County of Riverside. The guests who rent these venues do not always observe the rules of the association or care about the wildlife in the area. Case in point, we have had venues that have lit fireworks during these wedding celebrations in this high fire area.

Commercial weddings should only be allowed in locations that are properly zoned, properly licensed, and permitted. This is not one of those areas.

We strongly encourage you not to change the current rules.

Jim and Patricia Kramer
38685 Avenida Bonita
Murrieta, CA 92562

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County of Riverside California

From: Deborah Siegmund-Palmer <ddspalmer@msn.com>
Sent: Wednesday, May 26, 2021 12:04 PM
To: Jones, Steven
Subject: Ordinance 927 Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Completed

to whom it may concern:

Governor Newsom has declared a housing shortage within the State of California. Short Term Rentals contribute to the housing shortage since they are rented as vacation rentals and do absolutely nothing to alleviate the housing shortage, but instead increases the housing shortage by removing these dwelling units for the use as long-term residences. Planned Communities with separation between Hotels and Motels which are designed and structured to safely house tourists are being negatively impacted. The Property Owners are the only people benefiting at the expense of the surrounding property owners quality of life. I recommend banning Short Term Rentals in residential areas and instead recommend supporting Hotels and Motels in commercial zoned areas that are inspected and held to specific ordinances that are in place to protect both the customer and general public.

Sincerely,
Deborah Siegmund-Palmer

From: James Kramer <kramer86@pacbell.net>
Sent: Tuesday, May 25, 2021 11:05 AM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

As residents of the La Cresta POA community, located in the unincorporated Riverside County area, we are strongly opposed to allowing commercial wedding events in this area.

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Jim and Patricia Kramer
38685 Avenida Bonita
Murrieta, CA 92562

From: Bruce J Weimer MD <bjweimermd@gmail.com>
Sent: Tuesday, May 25, 2021 9:40 AM
To: Jones, Steven
Subject: Short term rental and wedding venues

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Jones,

My wife and I live in Tenaja. We retired here for the Nature and for the peace and quiet. The proposal to allow short term rentals and wedding venues is horrifying. This encourages party houses and wedding parties with their attendant noise, disruptive behaviors and traffic. Our area has limited street access with only two ways in and out - Tenaja to Clinton Keith or Tenaja to Los Gatos. We have already had frequent speeders, drunk drivers, more than one traffic deaths and fires. During the Santa Rosa Plateau Ecological Reserve fire, both exits were blocked at one point creating a potentially lethal choke point for the residents here. And almost every other weekend the retaining rail at the Tenaja / Clinton Keith junction gets hit by one (and sometimes more) speeding and / or drunk drivers.

The proposed amendments would increase the noise and dangers to the area including increasing the traffic, traffic accidents and potentially fires. Several of the party / wedding venues release Mylar balloons - we find them in our trees... and near power lines. There have also been several recent reports in the news of gender reveal parties using fireworks resulting in fires - and these party venues definity have used illegal fireworks. Since we live in an unincorporated area it's difficult to get law enforcement to act. We're pretty much on our own out here.

I'm afraid that this may already be a done deal, but if I'm wrong, there is no room for compromise - short term rental parties and wedding venue parties must not be allowed in Tenaja.

Sincerely,

Bruce J. Weimer, M.D.

From: Diane Frank <dhfrank@earthlink.net>
Sent: Monday, May 24, 2021 5:41 PM
To: Jones, Steven
Cc: District3 Information
Subject: Re Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

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 5th 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 5th 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, 5th 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 over flowing 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 unto 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

From: rdemarti1@aol.com
Sent: Friday, May 21, 2021 10:52 AM
To: Jones, Steven
Subject: "Ordinance 927.1."

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

Input on Ordinance:

Section 8, E: Quiet hours of 8 PM until 7 AM. This affords respect to residents who work, those that need their sleep, medical issues, elderly persons, etc.

Section 8, I: Maximum occupancy is 10 persons. Anything more is a party house

Section 8, K: Pets. Please define what secured on property means. Enclosed fences, on chain/leash, in house, etc? When the rental next door has dogs, they run all over the property and agitate my dogs. We share a see through 3-slat farm fence.

Thank you!

R DeMarti

From: Deborah Wallis <lovesyous2000@yahoo.com>
Sent: Wednesday, May 19, 2021 11:51 AM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I live in Idyllwild. I am concerned about the increase in short term rentals for a few reasons.
I live beside a str and have seen the rental activity increase since pre-covid 100 fold. Many of the renters have been just fine but every now and then there will be the partying groups who play loud music, talk loudly, argue loudly, litter, and squeeze 5 cars into 3 spots. Or the renters who let their dogs run freely and don't pick up poop. All the noise and dogs cause my dog to bark constantly which causes me anxiety.
Another concern I have is the new found lack of long term housing at reasonable prices for our low income residents. This is a repressed town in many ways so those in the service industry cannot stretch their paycheck to afford decent housing like they used to.
I'd like to see some sort of rule where the owners must actually live in their rental 25% or more of the time. I think that would stop the home buying rampage by greedy investors only out to make a buck.
The unit next door to me is a 3 bedroom at $350 a night...plus there are 2 more str on my short private road.
All that increased traffic is causing added wear and tear on the road which isn't maintained by the county. It's up to the homeowners to repair.

Best regards,
Deborah Wallis

From: Dave Kelts <dkelts@gmail.com>
Sent: Monday, May 17, 2021 5:43 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Jones -

I am writing to provide feedback to the draft of Ordinance 927.1. I am a short term vacation owner, I already have a company onsite managing the rental, and have all of the necessary permits required to operate it, and comply with paying taxes to the county.

I have an issue with the requirement in Section 8.M. "The Operator shall post the following information in a prominent location within the Short Term Rental." I believe labeling homes as short term rentals visible from the street will add to home break-ins in unincorporated RIVCO.

While I support most of the other short term rental requirements (needing someone on call, posting good neighbor brochures etc), I do not support requiring signage posted outside someone's homes. Not only does this look bad, it provides targeting information to potential criminals looking to break into homes.

I am a disabled veteran who relies on income from my short term rental in Idyllwild to support myself. I purchased my home in Riverside County and have invested more than $100k in upgrades, fire abatement, to a former home that was a rundown shack. I rely on short term rental income to upkeep my property (inside and out).

While I understand there is a fine balance between short term rental abuse and maintaining a sense of community, there shouldn't be punishment for those of us who have and are abiding by being good neighbors.

I oppose the signage requirement on the exterior of the home. All other proposed items are, in my opinion, logical efforts to maintain order.

Sincerely,
David Kelts
617-396-4989 cell phone

LOBB & PLEWE
ATTORNEYS AT LAW

WRITER'S E-MAIL:
mlobb@lp-attorneys.com

April 5, 2022

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

Re: Recommendations for Short-Term Rental DRAFT Ordinance 927.1

Dear Planners and District Supervisors:

This letter is in regard to the Short-Term Rental DRAFT Ordinance 927.1. Our family lives near a short-term rental (STR) and we are hopeful that strict regulations will be enacted that will limit the noise and problems that STRs are causing. We are not in favor of allowing STRs in Riverside County, but if STRs are to be allowed, then the following regulations should be enacted in order to protect the property rights of the neighboring homes and families:

1. The Maximum Occupancy including non-overnight guests for any STR should be limited to two people per bedroom +1. In addition, the Ordinance should state the following:

Only legally permitted bedrooms shall be used in the above "Maximum Occupancy" calculation. Converted garages, pool homes, offices, or any other attached or detached rooms that were not legally permitted as a residential bedroom at the time of construction shall not be counted as bedrooms.

2. In order to be consistent with the average single-family home in the County of Riverside, the Maximum Occupancy including non-overnight guests for all STRs of any size, with any number of bedrooms should be capped at seven (7) occupants, unless the owner or property manager resides on the same premises in which case the maximum occupancy shall be capped at eleven (11) including the resident property manager or owner. Please note that the average American family size in 2021 is 3.13 persons according to Statista.com, and the average

American Household size is 2.6 persons. More than a maximum of seven occupants is not consistent with single family use. Larger occupancies produce more noise and more annoyances to neighbors.

3. Annual on-site inspections of STRs should be required and performed to confirm bedroom counts, fire safety, noise sensors, and ADA access. Because STRs provide the furniture, clean bed sheets, towels and other amenities, STRs are functioning as hotels. Therefore, an annual fire safety inspection by a County Fire Department inspector should be performed in order to ensure that there are adequate fire extinguishers and fire safety precautions in place including functioning smoke alarms and carbon monoxide alarms. ADA access must be provided consistent with what other hotels are required to provide. An annual general inspection including a bedroom count should also occur.

4. Short-Term Rentals are functioning as businesses. They advertise their businesses on the internet, accept payment online via credit cards, and they pay a Transient Occupancy Tax (TOT) to the County of Riverside. All other real-estate based businesses such as hotels and commercial shopping centers are required to provide ADA access. Therefore, short-term rentals must provide ADA access as required by the federal Americans with Disabilities Act (ADA). Otherwise STRs would be in violation of federal ADA law.

5. The County of Riverside shall provide a 24-hour complaint hotline operated seven (7) days each week, 365 days each year. Records of all complaints regarding any STR should be permanently recorded at the County of Riverside, and such information shall be readily available in writing to the public upon written request. Any short-term rental that receives three (3) complaints within a twelve (12) month period shall have its STR certificate revoked and shall not be eligible for renewal.

6. If the owner of a short-term rental desires to host an event, then that event should require a Temporary Event Permit from the County of Riverside, and each STR should be limited to a maximum of one event per calendar year.

7. The minimum rental should be for three (3) nights.

8. The minimum age to rent a short-term rental should be 25 years of age. Please note that in California a person must be at least 25 years of age to rent a rental car.

9. Any property manager or property owner that manages a short-term rental must be a certified property manager. The person who manages the property must live within 30 miles of the short-term rental so that they can personally respond to a complaint if the designated occupant is not readily available by telephone.

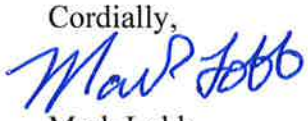
10. With regard to on-site parking, all STR parking must be on-site and limited to no more than three (3) cars/vehicles that can be seen from the street. Street parking is not allowed.

11. A minimum fine of $1,000 (one thousand dollars) per occurrence should be imposed upon any STR that violates any portion of the STR Ordinance. Any non-certified STR should be fined, shut down immediately, and the owner permanently excluded from obtaining a STR certificate in the future.

Short-term rentals inside of residential neighborhoods became "legal" because various attorneys argued that STRs are consistent with single-family use. Occupancies of 15, 20 or 25 occupants are not consistent with single family use. That is why the Maximum Occupancy for all STRs of any size, with any number of bedrooms should be capped at seven (7) occupants.

Noisy outdoor gatherings on a daily or weekly basis are not consistent with single family use. Larger gatherings produce more shouting, more outdoor activities, more noise, and more annoyances for neighbors. Neighbors cannot enjoy their own back yard when there is constant daily and/or nightly noise coming from the STR next door. Neighbors have property rights too, including the right to quietly enjoy their own homes and outdoor areas without being frequently annoyed by activities and noise coming from a short-term rental next door or nearby. For all of the above reasons, the maximum STR occupancy must be capped at seven (7) occupants.

Cordially,



Mark Lobb

ML/er

BUSINESS (STORMWATER) REGISTRATION

RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pusuant to the provisions of the RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

Business Name: Birrieria Little Tijuana
Business Location: 12702 Magnolia AVE
Riverside CA 92503

1st Owner Name: Jose Nieves Vazques
2nd Owner Name:

Birrieria Little Tijuana
1230 Rosemary CIR
Corona CA 92879

Registration No. BRPC210158

Business Type: 722513- Fast Food Restaurant
Description: Fast Food Restaurant

Effective Date: February 24, 2021
Expiration Date: February 24, 2022

TO BE POSTED IN A CONSPICUOUS PLACE **NON-TRANSFERABLE** **THIS IS NOT A LICENSE TO CONDUCT BUSINESS**

County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH
www.rivcoeh.org

From: Jack Steubens <jacksteubens@gmail.com>
Sent: Monday, May 17, 2021 12:07 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am a resident in Pine Cove, CA near Idyllwild CA.

Each weekend I listen to the people renting the local airbnb house scream and shout / play music late into the night.

Apart from calling the police I don't have any way of protesting this.

Is the hill a place zoned for commercial use?

If there was any change in the ordinance I would say that any airbnb owner must live in the neighborhood of their rental.

Corporations are buying up multiple properties to rent up here. They have zero accountability from turning this national park into 'party mountain'.

Please give the people who live up here, the chance to have a community and not live in a giant hotel.

Airbnb rentals are a large part of the reason you cannot find a long term rental up here and why house prices are going through the roof.

Thank you

Jack Steubens
Pine Cove, CA

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Monday, May 17, 2021 2:27 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Jones, I am writing as a resident of Idyllwild and also as a former resident of Palm Desert. I have seen what short term rentals can do to neighborhoods like the one I currently live in because I saw in the desert what it did to the neighborhoods there. That is why many cities in the Coachella Valley have either strictly limited or prohibited them in just these past few months.

First of all they are a commercial use in a residential zone and are thus an illegal use. When houses are being advertised, rented and sold as STR's for their income potential that is a commercial use. The main reason we have zoning laws and general plans as I'm sure you are aware is to keep commercial and industrial uses in designated areas away from where people reside. People in their homes have what the law refers to as "the right to quiet enjoyment". This right is currently being violated in many neighborhoods up here in Idyllwild due to STR's.

Second, STR's bring added vehicular traffic, noise and smog to neighborhoods without the required CEQA review that a commercial project might require. By reliable estimates there are now over 300 STR's in our small community of Idyllwild/Pine Cove. With an average of say two beds per STR that is over 600 rental rooms or about six 100 room hotels. That is significant. That is a problem.

Third, our small community does not have 24/7 access to police patrols like many other communities do. Thus, the burden to control excessive, late partying and noise is placed squarely on the residents who want peace and quiet in their neighborhoods. That is not right nor just.

So for all these reasons and more I implore the county to either ban STR's outright by making homeowners have a minimum 30 day (i.e., month to month) rental contract for their homes and/or put in place significant controls and fines for those who own homes and do not screen or monitor who rents them and what kind of behavior results from that rental unit. Controls and fines with "teeth" that can be enforced.

Thank-you,

Brian Tracy
55185 Daryll Road
PO Box 447
Idyllwild, CA

From: Forest Realty <gary@forest-realty.com>
Sent: Monday, May 17, 2021 1:48 PM
To: Jones, Steven
Subject: ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

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.

--
Your Real Estate Broker For Life!
Gary Agner
Forest Realty
Direct 951-659-5275
www.Forest-Realty.com
BRE#01379227

Check out my reviews on 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

From: Paul Chamberlain <pdchamberlain@sbcglobal.net>
Sent: Saturday, May 15, 2021 6:47 AM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Steven,

I am writing regarding Short Term Home Rentals (STR) in Riverside County. I live in Temecula Wine Country.

Our area has had a disturbing number of homes purchased by investors to be STRs. It is an insult to people that live here and chose the tranquil lifestyle of rural living. Most of these homes are rented for parties/celebrations and attendees come to clearly let loose. The renters have very little regard for neighbors being playing loud music that can be heard several properties away and cheering/yelling with does the same. Further, our streets are not wide enough to accommodate all of the cars that come for the parties. The cars are a nuisance, danger to other traffic, and a fire hazard as fire trucks could not access homes properly if needed. The renters come and go, but the neighboring home owners deal with the STR nuisance every week and especially on weekends when it is our time to relax.

Our elected and other government officials need to protect the residents of Riverside County that live on our properties. Many of the STR home owners don't even live in Riverside County. STRs are just a business for them. They could care less about people living near their STRs.

Within a half mile of my home, an STR owner that owns many home for STR in Wine Country, brought in a mobile office trailer to one of his properties that sits on a main road in Wine Country. He used this office to run his business and STR tenants would come to this trailer to get checked in, get keys, etc for their STR in the area. The STR owner essentially set up a commercial business on a residential property/neighborhood with his customers coming/going 7 days a week.

The area has plenty of hotels for tourism.

My request is that homes cannot be used for STR. If a homeowner that occupies their property wants to rent a bedroom to a maximum of 2 people, I could live with that. This would eliminate the parties that have made neighbors fed up. Otherwise, STRs are diminishing our opportunity to leave in peace in Riverside County.

Regards,

Paul Chamberlain
42280 Calle Lagartija
Temecula, CA 92592

From: Mark Baker <shknbk13@hotmail.com>
Sent: Friday, May 14, 2021 1:53 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Jones,
We have STR's on our unincorporated property and support registration and common sense regulation. Note that we had submitted the form and fee in late 2019, but had them returned to us in March 2020 without explanation. After several phone attempts to contact someone, we were finally informed that registrations were not being accepted due to the office being impacted by COVID and that we would hear back as to when we can resubmit. Can we assume that time is now??
In closing, we have noted the heavy handed manner in which Temecula arbitrarily shut down STR's in that city and hope regulation can be put in place that doesn't punish the 99 upstanding hosts because of 1 irresponsible host.
We look forward to your response and thank you for your involvement in this process...

Clear, Dark Skies...

Mark Baker
951-691-0101
KN6CQR
President, Temecula Valley Astronomers
Solar System Ambassador, NASA / JPL
Docent, CalTech Palomar Observatory
Citizen Scientist, PDCO

From: Lisa Kubin <legomom27@gmail.com>
Sent: Friday, May 14, 2021 12:58 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
My name is Lisa Kubin and I have lived in the unincorporated area near the wineries in Temecula. We have lived in our home since 2009 and have truly enjoyed being out in the city. We have a 5 acre parcel and most of our neighbors have similar parcels. A year and a half ago the property next door was purchased and is being used as a short term rental. The enjoyment of our home has been completely compromised by this invasion. We live off a dirt road where there is very little unnecessary traffic. No one comes up our dirt road unless they have to. The increased traffic and unknown vehicles coming and going on a road that I have paid to maintain for the last 12 years is frustrating to say the least. The noise is unbearable some nights. We can no longer sleep with our windows open because of the yelling and music at this rental. There have been music concerts, people trespassing on our property, empty bottles and cans on our property,as well as yelling and who hoooing until all hours, people urinating outside on the property in clear view and I even have to pay Waste Management an extra $50 a month to lock our dumpster because the guests think it is there for their use. If I was staying at a hotel, resort, or campground I could call and complain and the situation would be handled. However, I am helpless to do anything to control these violations to my happiness and enjoyment of my home. I think that this is truly a smack in the face to all the homeowner's who pay property taxes and an additional 1% sales tax on everything we buy because our address is a Temecula zip code. As I understand for neighbors I have it easy compared with some of the horrible goings on that they have had to deal with. I would also like to add that the property is run by the owner so they live there and allow this disrespect for their neighbors and basically that is what it amounts to entitled individuals who don't care about anyone else. I would never let anyone staying in my home yell and scream and play loud music that would disturb those that live around me.

I am asking that something be done to give the homeowners some kind of power to preserve their enjoyment of their own homes. A hotline is completely unhelpful. Our police officers are stretched to the limit as it is and have much more important things to handle without having to shut down what equates to house parties all over town.

Please help the homeowner's who provide the tax base and contribute to the county rather than using homes as party rentals.

Finally, I would like to add that I am a small business owner in the city of Temecula that employs 5 people and I run my business in an area designated and zoned for business operation.

If you wish to contact me I am happy to discuss any of this. My email address is legomom27@gmail.com and my cell phone number is 248-798-9779.

From: Tiffany Luisi <tiffanynluisi@yahoo.com>
Sent: Thursday, May 13, 2021 8:59 PM
To: Jones, Steven
Subject: Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Jones,

Please do not ban short term rentals within county maintained limits. Most HOA's have taken action and are requiring owners to live on property of an str. The banning of these will drop tourism and income within temecula as well as hurt the homeowners who have made this part of their livelihood. Not to mention the wedding and events industry that has beyond struggled throughout covid and are just starting to make a comeback; this would be detrimental to the industry.

If you have any questions or need any clarification, I would be happy to speak with you.

Blessings,

Tiffany

Pardon any spelling mistakes
Sent from my iPhone

From: jposey4564 <jposey4564@aol.com>
Sent: Thursday, May 13, 2021 6:55 PM
To: Jones, Steven
Cc: jposey4564@aol.com
Subject: Ordinance 927.1."

Follow Up Flag: Follow up
Flag Status: Completed

I have read the ordinance I do not have bed and breakfast at this time I have been thinking about doing it but after reading this ordinates you're taking my rights away to do what I want to on my own property I do not agree with this this is wrong in so many ways. I understand there have been some problems with some B & B's but from the looks of things on this draft you are punishing the people that have done nothing wrong with your ideas to try and control the problem, create more taxation, force owners to stay available for 24 hours, If I wanted to live in a communist country I would have moved to one.

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

From: Dorian Paul <doriancpaul@outlook.com>
Sent: Thursday, May 13, 2021 12:07 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Jones,
With reference to Ordinace 927, we have never received any notification from the owner that he was going to do short term rentals of his house.
Please see below, correspondence that I have had prior about this rental property. I am the only neighbor complaining at this time, as the house on the other side of the rental is still being rebuilt due to the Cranston Fire
I have asked the Owner to build a Soundwall Fence between our property and his, but this has not been done.
Every time we have had to call the Sherriff's office because of excessive noise. Going forward, the owner and management Co should be fined, and after 3 times, the Short Term Rental permit should be revoked.
Living in Idyllwild, we have never locked our doors or our cars, until now. We never know who is going to be at this rental, so we have to lock our doors, lock our cars, and I had to buy locks for my equipment sheds.

Regards

Dorian Paul
951 659 2568

Business Email - dorian@corniche.com

From: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Sent: Thursday, April 29, 2021 8:53 AM
To: Dorian Paul <doriancpaul@outlook.com>; Hildebrand, John <JHildebr@RIVCO.ORG>

Cc: Bealer, Brian D. <BBEALER@RIVCO.ORG>
Subject: RE: Ordinance 927

Thanks for the update. We will work with the Sheriff to validate your complaint. The evidence obtained will determine if a Notice of violation can be issued. We will seek revocation if the location continues to violate their permit agreement. Citation can drag out the process with the ability of appeal.

Sr. Officer Bealer will be the case agent.

Respectfully,
Manuel A. Acueto
Supervisor-
Special Funding Unit/South County Field Operations
Riverside County Code Enforcement
Follow us on Social Media!

How are we doing?

From: Dorian Paul <doriancpaul@outlook.com>
Sent: Wednesday, April 28, 2021 5:14 PM
To: Acueto, Manuel A. <MACUETO@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: Re: Ordinance 927

Hi there
Once again we had to call the Sheriff's office for a noise violation last Friday April 23 at 1125p
This is the 4th time we have had to call the Sheriff. Has the Property owner been Fined at all ?
Is there no legal recourse that we have to close down this Rental Property ?

Regards

Dorian Paul
951 659 2568

Business Email - dorian@corniche.com

From: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Sent: Thursday, March 25, 2021 2:51 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Dorian Paul <doriancpaul@outlook.com>
Subject: RE: Ordinance 927

Afternoon Mr. Dorian thanks for notifying Code of this violation. The location currently has a permit to operate as a short term rental. You're right, in call the Sheriff's Department regarding any unruly party at the location. Code Enforcement will be opening a case for the violation of their conditions of the issued permits. In the mean time, I will be sending the an advisory notice, notifying the property owner of the current situation.

Respectfully,
Manuel A. Acueto
Supervisor-
Special Funding Unit/South County Field Operations
Riverside County Code Enforcement
Follow us on Social Media!

How are we doing?

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Monday, March 22, 2021 9:51 AM
To: Dorian Paul <doriancpaul@outlook.com>
Cc: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Subject: RE: Ordinance 927

Dorian – Planning is in the process of preparing the Short Term Rental Ordinance amendment for public hearings. We are tentatively looking to take it forward to a May Planning Commission and Board of Supervisors hearing after that. In addition to the Ordinance we are looking at a comprehensive overhaul to the program county-wide. Please refer to the County's planning website for the latest information:

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

I'll defer to Code Enforcement for any status update related to the specific property, cited below.

Thank you,

John Earle Hildebrand III
Planning Director
eMail: **jhildebr@rivco.org**
Phone: (951) 955-1888

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

From: Dorian Paul <doriancpaul@outlook.com>
Sent: Saturday, March 20, 2021 12:05 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Subject: Re: Ordinance 927

Hi there
I would like to know if they has been any update to the Air BnB regulations
I have called the Hotline 4 times to request that the house next door has the proper permits to be an AirBnb, and each time I am told someone will call me back, and no one ever has.
If you can help, I would appreciate it. The house address is 53355 Deerfoot Lane, Idyllwild 92549
I would also like to know if there is any legal recourse we can take, as this has become a very stressful situation for us, as we never know what is going to happen when new renters turn up every 2 or 3 days.

Regards

Dorian Paul

951 659 2568

Business email dorian@corniche.com

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Thursday, November 19, 2020 2:26 PM
To: Dorian Paul <doriancpaul@outlook.com>
Cc: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Subject: RE: Ordinance 927

Thank you for your comments. We are in the process of establishing a comprehensive overhaul to the County's Short Term Rental Ordinance and program management. I'll pass this onto Code Enforcement for a follow-up.

Regards,

John Hildebrand

From: Dorian Paul [mailto:doriancpaul@outlook.com]
Sent: Thursday, November 19, 2020 1:50 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: Ordinance 927

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Hi there
I was given your contact Info by Andrea. We have never been given any Notification by the Rental Co, (827 ?) and as far as we are aware, the Renters are never given the Good Neighbor Brochure, (847) as they check in remotely, using a Key Pad on the front door to access the property.

How can we find out if they have current permits to rent out the property ?

We had to call the Sheriffs Office 3 times in the last 4 weeks because of Partying by different renters
I would like to see a fine levied against the renters, and a substantial fine levied against the Property owners/Management Co if the Sheriffs have to be called out to the same address more than one time

Regards

Dorian Paul

951 659 2568

Business email dorian@corniche.com

From: Mares, Andrea <AnMares@Rivco.org>
Sent: Thursday, November 19, 2020 11:55 AM
To: doriancpaul@outlook.com <doriancpaul@outlook.com>
Subject: Re: Riverside County District 3: Contact Form submission: AirBnB

Good morning Mr. Paul,

Thank you for reaching out to Supervisor Washington's Office regarding your frustrations with short-term rentals in the unincorporated areas of Riverside County. The Supervisor share your concerns about problems with short-term rentals. Accordingly, he initiated a revision of Riverside County's Short-Term Rental Ordinance several months ago to put in place the necessary rules and restrictions. The proposed draft is attached herein and we would greatly appreciate your input as we revise this ordinance. We are looking for your thoughts as to what should be included or excluded in the revised ordinance. **Please**

reach out to John Hildebrand, Deputy Director of TLMA – Planning, with comments regarding the item through email at jhildebr@rivco.org as soon as possible. Be sure to include "Ordinance 927" in the subject line. It is currently anticipated that we will bring the revised ordinance before the board for approval sometime in early 2021. More information about this process and other ordinances that are in revision-mode can be found at https://planning.rctlma.org/Advance-Planning/348UPD.

I have also attached the Good Neighbor Brochure for Short-Term Rentals, which includes the 24/7 Short-Term Rental Hotline Number (800) 228-5051 where violations of the rules outlined in the brochure can be reported. Please let me know if you have any additional questions.

Regards,

Andrea Mares
Board Assistant to
Supervisor Chuck Washington
Third District, Riverside County
P: 951-955-1030 / E: anmares@rivco.org

From: doriancpaul@outlook.com <doriancpaul@outlook.com> on behalf of Dorian C Paul <doriancpaul@outlook.com>
Sent: Saturday, November 14, 2020 10:58 AM
To: District3 Information <D3Email@RIVCO.ORG>
Subject: Riverside County District 3: Contact Form submission: AirBnB

Submitted on Sat, 11/14/2020 - 10:58
Submitted values are:
Your Name
Dorian C Paul

Your Email
doriancpaul@outlook.com

Subject
AirBnB

Message
The house next door to us 53355 DeerFoot Lane, in Idyllwild, has become a short term AirBnb rental. We have had to call the Sheriff's office 3 times in the past month because of parties going on at the house after midnight. I would like to know what rights I have as a Homeowner to shut this rental down. My phone # is 951 659 2568

-- This e-mail was sent from a contact form on Supervisor Chuck Washington - Riverside County District 3 Supervisor (http://supervisorchuckwashington.com)

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County of Riverside California

From: Steve Shaw <sshaw247365@gmail.com>
Sent: Thursday, May 13, 2021 10:12 AM
To: Jones, Steven
Subject: Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Completed

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Trash. Traffic. Enough!

Dear Principal Planner Steven Jones,

I live on McGovern Road in Pine Cove. It's a private dirt road, used to provide access to a handful of residents. I bought my home in 1990 because it is quiet and provides a sense of privacy. Those qualities have been markedly diminished since a short-term rental opened at the top of the road. The renters have increased the traffic on McGovern a lot, and constantly throw their trash along it. I try to pick it up, but it seems to be a loosing battle.

Since McGovern is private, it is up to the homeowners who live on it to maintain the steep dirt track. Although the address of the rental is on Fernland Dr., the mobile home actually fronts on McGovern. The owners of the short-term rental do nothing to help, although they are the only ones making money by having a house on it.

The name of the place is The Red Door. It's very easy for someone to rent it out; it's listed on Airbnb. All you have to do is Google "The Red Door Idyllwild." But contacting the actual owner to see if these problems can be addressed is another matter. It's not available on the website, nor is there any sign anywhere around the property with this information. According to the Airbnb listing, the owner's name if Jeremy; He invites his renters to "opt for an off-road adventure" - in my front yard!

Please do whatever you can to help me, and others in a similar situation, get out of this mess.

Best regards and good luck,

Steve Shaw
sshaw247365@gmail.com

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Tuesday, May 11, 2021 6:38 PM
To: Jones, Steven
Subject: Re: County of Riverside Short Term Rental Update

Follow Up Flag: Follow up
Flag Status: Completed

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Sounds great! I'm going through the draft ordinance now and would it be possible for you to send me a link to ordinance 348?

I'm also working with Sky Valley Resort to understand the issues they are having with being able to allow short term rentals and it seems they have run in to quite a few brick walls because their unique setup leaves them falling through the cracks and unable to get certifications. I'm hoping to work together with you to change some terms to be able to either get certifications in their name or allow the individual owners of the homes on their lots to get certified. There are a lot of other similar resorts in the area, so this may benefit all of them.

Many many other cities and municipalities certify mobile home owners who are on leased land so I believe we can find a way and there are hundreds of such properties in Riverside county currently paying transient lodging taxes to the county. If all of those were to go away, that could be massive lost revenue for the county not to mention it would flood the market with homes for sale, dropping home values which could impact real property even though these technically aren't. They still get listed on the MLS. It is also a big economic impact to the homeowners which could then create additional strain on the economy. It seems to be in the best interest of both county and the resorts to be able to offer certifications to each separate mobile home on leased land.

Anyway, I'm doing my due diligence and will be sending over my feedback on the draft ordinance, but I'm hoping we can work together to remedy this in a way that works for both the county and the resort and possibly for me to consult your STR department to create a program that fits the needs of the county.

I look forward to working with you!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

On May 10, 2021, at 8:04 AM, Jones, Steven <SJones@Rivco.org> wrote:

Thanks Marilynn,

Great website. I'll share with management as I believe it may be worth a conversation to release an adequate request for services to anyone who may be qualified to manage the County's short term rental program.

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

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
<image006.jpg>

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Friday, May 7, 2021 12:53 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: County of Riverside Short Term Rental Update

Hi Steven,

You can see below what I do by clicking on my website,
or instagram.com/marilynntaylor

Thank you so much for sending that along. Looks like park models will still be excluded from the certification requirement going forward. I'll share what we talked about with the group later today.

Thank you so much!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

Get on the waitlist for my digital course BNB Listing Mastery!
www.MarilynnTaylor.com/waitlist

<image002.png><image003.png><image004.png><image005.png>

On May 7, 2021, at 12:41 PM, Jones, Steven <SJones@Rivco.org> wrote:

FYI –
https://planning.rctlma.org/Advance-Planning/348UPD
https://planning.rctlma.org/Portals/14/Ord_No_927DraftforPublication_1.pdf

STEVEN JONES, AICP | **Principal Planner, Development Review**
Pronouns: he/him/his
County of Riverside Transportation and Land Management Agency - Planning
4080 Lemon Street, 12th Floor | Riverside, CA 92501
Phone 951.955.0314 | Main 951.955.3200
https://planning.rctlma.org
<image001.jpg>

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County of Riverside California

LOBB & PLEWE
ATTORNEYS AT LAW

March 17, 2021

Sent Via U.S. Mail & Email: district3@rivco.org
Honorable Chuck Washington
Supervisor, Riverside County District 3
4080 Lemon St., 5th Floor
Riverside, CA 92501

Re: Short Term Rentals County of Riverside, and the Amendment to Ordinance 927

Dear Honorable Chuck Washington:

Our firm represents clients strongly opposed to the operation of a short-term rental within 1,000 feet of any school or public park. Our clients recommend the following language be added to the amended Ordinance 927.1 as follows:

Short-term rentals are not allowed within 1,000 feet of any school or public park.

Our clients feel very strongly that our first priority as parents and responsible citizens of Riverside County should be to protect the health, welfare and safety of our children. Below please find a brief summary regarding the reasons short-term rentals should not be allowed within 1,000 feet of a school or public park.

1. Occupants of short-term rentals are generally people who are on vacation. In the wine country area, such occupants are likely to participate in wine tasting and other events in wine country that involve alcoholic beverages. Therefore, the establishment of a short-term rental within 1,000 feet of a school or public park increases the risk that a child or parent would be injured by a vehicle returning from lunch or wine tasting in the wine country area.
2. Short-term rentals cannot and do not screen every occupant. One person may sign the rental agreement, however one-or more guests at the short-term rental could easily be

pedophiles or violent felons whose intentions could be harmful to children. No parent would choose to send their child to a school or public park where such a situation exists.

3. Outdoor music emanating from short-term rentals could be disruptive to classroom instruction at a school, and distasteful to parents and children at a public park.
4. Even though Ordinance 927 states occupants of short-term rentals must park their vehicles on-site, occupants of short-term rentals frequently utilize street parking. Such street parking interferes with the normal flow of traffic near schools and public parks.
5. Short-term rentals are basically single-family residences that have been converted into a hotel. Hotels should not be located near a school.

Please protect the health, welfare and safety of our children. Please amend ordinance 927 so that short-term rentals are not allowed within 1,000 feet of any school or public park. Thank you very much.

Sincerely,

Mark Lobb,
Lobb & Plewe, LLP

PETITION TO CEASE AND DESIST

PETITION TO CEASE AND DESIST THE OPERATION OF THE SHORT-TERM RENTAL LOCATED AT 32789 AVENIDA LESTONNAC, TEMECULA, CA. 92592. MY SIGNATURE BELOW CONFIRMS THAT I AM OPPOSED TO ANY SHORT-TERM RENTAL THAT IS LOCATED WITHIN 1,000 FEET OF ANY SCHOOL OR PUBLIC PARK WHERE CHILDREN ARE KNOWN TO CONGREATE.

FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Sister Ernestine Velarde, ODN	32650 Avenida Lestonnac Temecula, CA. 92592	Sister Ernestine Velarde odn
Sister Zina Onoro, ODN	32650 Avenida Lestonnac, Temecula CA. 92592	Sr. Zina Onoro ODN
Sister Rosario, Soto Odn	32650 Avenida Lestonnac, Temecula CA. 92592	Sister Rosario Soto odn
STEPHEN J. MANFREDI	32727 AVENIDA LESTONNAC TEMECULA CA 92592	
Jennifer Manfredi	32727 AVENIDA LESTONNAC TEMECULA, CA 92592	
Mike Cachat	41504 Avenida Bordeaux Temecula CA 92092	
Mary Cachat	41504 Avenida Bordeaux Temecula CA 92592	
Achala Doraiswamy	32831 Avenida Lestonnac Temecula, CA 92592	
Arul Doraiswamy	32831 Avenida Lestonnac Temecula, CA 92592	
MICHAEL DUGAN	32905 AVENIDA LESTONNAC TEMECULA CA 92592	
RENATE DUGAN	32905 AVENIDA LESTONNAC TEMECULA, CA. 92592	Renate Dugan
SCOTT BAKER	41570 AVENIDA BORDEAUX TEMECULA CA 92592	
Tonya Baker	41570 AVENIDA BORDEAUX TEMECULA CA 92592	
DEANNA WHEELER	41570 AVENIDA BORDEAUX TEMECULA CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
CHRISTIE HAUGH	41519 AVENIDA BORDEAUX TEMECULA, CA 92592	C. Haugh
Shannon Ortiz	32665 Avenida Lestonnac Temecula 92592	
Paul Ortiz	32665 Avenida Lestonnac Temecula CA 92592	
Kristen Ortiz	32665 Avenida Lestonnac Temecula CA 92592	
Jessica Ortiz	32665 Avenida Lestonnac, Temecula CA, 92592	Jessica
DONALD JONES	32921 AVENIDA LESTONNAC, TEMECULA 92592	
Dawn DiPietro	32921 AVENIDA LESTONNAC Temecula 92592	Dawn DiPietro
LINDA WEYER	44741 Kit Ct TEMECULA CA. 92592	Linda Weyer
Jaime Serrano Sr	32945 Avenida Lestonnac Temecula CA. 92592	07/12/2020
Paula Serrano	32945 Avenida Lestonnac Temecula CA. 92592	
DANIEL LEKALT	32993 AVENIDA LESTONNAC	
Mark Lobb	32938 Avenida Lestonnac	Mark Lobb
William Lobb	32938 Avenida Lestonnac	
MARISSA E. MANFREDI	32727 AVENIDA LESTONNAC TEMECULA 92592	Marissa E Manfredi

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Kristen Mora	32650 Avenida Lestonnac	Kristen Mora
Vonny Bogan	41835 Camino de la Torre, Temecula CA 92592	Vonny Bogan
Amy Vu	39743 Princeton Way Unit A Murrieta, CA 92563	
Jennifer Butler	45320 Escalon St Temecula 92592	
Jasmine Woodbury	44590 Camino Gonzales Temecula 92592	
Erna Cortez	40255 Chaparral Drive Temecula CA 92592	Erna Cortez
Sofia Almanza	40446 Old Castle st Murrieta Ca 92563	
Silvia Alvarez	41840 Davenport way #D Murrieta	
Maria Rincon	2813 Mountain Avenue Perris, CA 92570	
Maria Olsaue	43299 ALTO DR HEMET CA 92544	Maria G. Olsaue
LINCOLN NGUYEN	39743 PRINCETON WAY, A MURRIETA, CA 92563	
Michael Pascual	1156 Moreno Way Placentia, CA 92870	
JAMES Corbitt	29465 Rancho California Rd #329 Temecula, CA. 92591	
ART. VEGA	40791 MARZI CT TEMECULA CA 92591	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
GARY MCKAY	31364 CANTERBURY CT TEMECULA, CA. 92591	Gary McKay
MARTHA MCKAY	31364 Canterbury Ct Temecula Ca 92591	Martha McKay
Kristin Quintanilla	41575 Avenida Bordeaux Temecula, CA 92592	Kristin Quintanilla
Gabriel Quintanilla	41575 Avenida Bordeaux Temecula, CA 92592	
ERIC JACOBSON	41519 AVENIDA BORDEAUX TEMECULA CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Alyssa Wichterman	41295 Pioneer Lafitc 92591	
Esperanza Villa	30334 Twain Dr. Menifee CA 92584	
Maglyn Camacho	40407 Wgasa Pl. Temecula, CA 92591	Maglyn Camacho
Anuitte Dutton	45600 HWY 79 Aguaga, CA 92536	Anuitte G Dutton
Ted Dorr	32650 Ave. Lestonnac 92592 ~~9272~~	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Daniel Lamb	32965 Avendia Lestonnac Temecula, CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
REBECCA HEINLEIN	31344 CANTERBURY CT TEMECULA 92591	
BILLY HEINLEIN	31344 CANTERBURY CT Temecula 92591	
JAMES ALLMON	41950 CALLECABRILLO Temecula CA 92592	
SEAN WHITESIDE	36250 Enterprise Ct Temecula CA 92592	
Jose Bautista	29532 Courtney Pl Temecula Ca 92591	
Nancy Martinez	29532 Courtney Pl Temecula Ca 92591	
Albert Smith	31364 CANTERBURY CT TEMECULA CA 92591	
SUZANNE LAMARCHE	31799 CORTE POLLENSA TEMECULA CA 92591	
TERI SAWDEY	31078 SPOON CIR TEMECULA CA 92591	
Arthur & Allen	41721 Calle Cabrillo Temecula, CA. 92592	
Mariane Allen	41721 Calle Cabrillo Temecula, CA 92592	
SHIRLEY GARRETT	41955 Calle Cabrillo Temecula, Ca 92592	
Sheree Meyers	44757 Tehachapi Pass Temecula, CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Cheryl Rice	Temecula CA 92591 31582 Bunkers Way	
Ian Whiteside	36250 Enterprise Ct Temecula CA 92591	
Lola Whiteside	36250 Enterprise Ct Temecula Ca 92591	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Basher Poullath	41825 Calle Cabrillo	
AZIZ POULLATH	41825 CALLE CABRILLO TEMECULA CA 92592	Aziz. Poullath
Melissa Poullath	41825 Calle Cabrillo Temecula CA 92592	Melissa Poullath

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
DAVID VOELKER	39880 CHALON CT. TEM 92591	
LAUREN VOELKER	" " "	
ROSEMARY VOELKER	" " "	
HEATHER ANDERSON	" " "	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Alise Marrett	41955 Calle Cabrillo Temecula CA 92592	
Bobby Rollins	41555 CALLE CABRILLO TEMECULA CA 92592	
Cynthia J. Hodges	41970 Calle Cabrillo Temecula, CA 92592	C Hodges

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Raleigh Lawy	5760 Onyx Ave Hemet CA 92543	Raleigh Lawy
Rick Davis	25490 Coraltree Ct. Murrieta, Ca. 92563	
Patrick Williams	25259 Via Pera Murrieta Ca 92563	
Joyce McBride	5001 W FLORIDA # 349 HEMET CA 92545	Joyce McBride
EFrain Aguayo	25554 4th St Hemet CA. 92544	
Darick Swadener	38536 Vineland St Cherry Valley, Ca. 92223	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Gizella Cziraki	33487 Madera De Playa Temecula, Ca, 92592	Gizella Cziraki
Laszlo Tomas	31635 Avenida del Rayo	Tomas

DocuSign Envelope ID: 7FFECB95-C854-494D-9D90-52305EF49F53

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Teresa Mims	28970 Del Monte Dr. Menifee, CA 92586	Teresa Mims
Tracey Garamone	27431 Enterprise Circle West Temecula 92590	DocuSigned by: Tracey Garamone A3F0E4BC3C614F4...
Cynthia Davis	P.O. BOX 892763 Temecula Ca 92589	DocuSigned by: Cynthia Davis 49BE24ECB4DD421...
Donald Bullock	41606 SLICE WAY TEMECULA CA 92591	DocuSigned by: Donald Bullock 978FFBA163234D2...
Gina Bullock	41606 SLICE WAY TEMECULA CA 92591	DocuSigned by: 978FFBA163234D2...
Suzanne Lamarche	31799 CORTE POLLENSA TEMECULA CA 92592	DocuSigned by: Suzanne Lamarche 2C7B79B91DD8447...

From: sjmanfredi@aol.com
Sent: Saturday, May 8, 2021 9:03 AM
To: Jones, Steven
Cc: sjmanfredi@aol.com
Subject: Ordinance 927.1
Attachments: Letter to Honorable Chuck Washington 03-17-2021.pdf; SIGNATURES FOR PETITION TO CEASE AND DESIST 07-19-2020.pdf

To: Principal Planner Steven Jones
Re: Ordinance 927.1

Dear Steven: Please see the attached letter from law firm Lobb & Plewe regarding short term rentals within 1,000 feet of a school or public park, and a second attachment with signatures.

Please protect the health, welfare and safety of our children. Please amend Ordinance 927 so that short-term rentals are not allowed within 1,000 feet of any school or public park.
Thank you, Stephen J. Manfredi, M.D.

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Tuesday, May 4, 2021 1:44 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: Flagged

Wonderful Steven.
Thank you

Sent from my iPhone
Sheila Zacker
Idyllwild Realty
BRE#01385817
C: 951.675.0715
www.sheilazacker.com

On May 4, 2021, at 12:32 PM, Jones, Steven <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**
Phone: (951) 955-0314

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

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

CAUTION: This email originated externally from the **Riverside County** email system.
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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

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/shorttermrentalsat (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

Phone: (951) 955-0314

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

-----Original Message-----
From: Sheila Zacker <sheila@lovethehill.com>
Sent: Friday, April 16, 2021 5:12 PM
To: Maunz-McLellan, Claudia <CMaunz@RIVCO.ORG>; Mares, Andrea <AnMares@Rivco.org>; Jones, Steven <SJones@Rivco.org>
Cc: Gail Ramer <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__;!!JTyGX330HN5x6Ko!Sf1_VgOQ9d2CW7FdlBGItPeecpGTHWhfrSQ4_WYe_vx5Xd9GJ8yRBxHmx8ioOQ$

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County of Riverside California

From: Ellen Trover <etrover@gmail.com>
Sent: Friday, April 23, 2021 12:01 PM
To: Jones, Steven
Subject: Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi,

I've read the amended ordinance posted on the Planning Dept. site. While it probably is sufficient for STR in urban areas of the County, for some of us in rural areas, it doesn't do enough to curb all night parties.

My family & I live in a house on a 40 acres ranch in the Coachella Valley, built by my parents in 1950. There is a house on the immediately adjacent 20 acre parcel to our east that has had numerous parties in the last year (82-200 54th Ave.). Although our house is a little over 1300 feet away from that house, their parties are often loud enough to rattle our (double paned) windows, and often gets louder after midnight. We have never had Notice that it was a STR, or that a party would be held (not even when fireworks were shot off near our property line, aimed over our highly flammable date palms).

Sup. Perez's office advised us to call the Sheriff's Dept. We've done that and usually they shut down the music, but sometimes it is only temporary and they start up again. If we don't call, or if they restart, it is common for the music to go until 5am.

The house, which sleeps 16, is currently listed on AirBnB at $6,438 per night (https://www.airbnb.com/luxury/listing/44475209?source_impression_id=p3_1619203805_1Tn2Xn03%2BcbI%2FfwG) and on Avant Stay (https://avantstay.com/444393/coachella-valley/cavallo/?utm_source=google&utm_medium=cpc&utm_campaign=brand_cavalloranch&gclid=Cj0KCQjw4ImEBhDFARIsAGOTMj8KjMRe2YagPMIkQRzU2Z4BZqrspTkIkNNAnyxs067xTB6ykYAmdrQaAhtzEALw_wcB). Both listings say no "events or parties" and yet we not only hear the music, shouting, etc., but also see Party Supply trucks entering the property and colored lights flashing during the parties. The owners obviously know what is happening, and anyone who is willing to pay over $6k/night and rent party supplies (& I assume a sound system, since the ad says there isn't one), is not going to be slowed down by a fine.

We really need an Ordinance with some teeth in enforcement and Notice to other residents in rural areas.

I hope you can craft an Ordinance that takes rural County residents into consideration.

Thank you, Ellen Lloyd Trover

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Friday, April 16, 2021 5:12 PM
To: Maunz-McLellan, Claudia; Mares, Andrea; Jones, Steven
Cc: Gail Ramer
Subject: Fw: Proposed email to Steven Jones Deputy Director of TLMA re Ordinance 927 short term rentals
Attachments: 20210416145826650.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

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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__;!!JTyGX330HN5x6Ko!Sf1_VgOQ9d2CW7FdlBGItPeecpGTHWhfrSQ4_WYe_vx5Xd9GJ8yRBxHmx8ioOQ$

From: Planning
Sent: Monday, March 21, 2022 7:22 AM
To: Jones, Steven
Subject: FW: Short Term Rental Draft Ordinance: Comments

Follow Up Flag: Follow up
Flag Status: Completed

Comments below. John was already cc'd in original.

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

---

From: Noel Ragsdale <noelrags@gmail.com>
Sent: Friday, March 18, 2022 10:26 AM
To: Planning <Planning@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: Noel Ragsdale <noelrags@gmail.com>
Subject: Short Term Rental Draft Ordinance: Comments

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.

Dear Mr. Hildebrand and members of the Planning Commission,

My name is Noel Ragsdale. I am a resident of Sky Valley and I am very heartened by many provisions of the draft that is currently being considered for amending County Ordinance 927 to regulate Short Term Rentals ("STRs"). I feel that it is very important to update the current version of this ordinance to protect our unincorporated residential communities. With all of the Coachella Valley incorporated cities adopting laws to strictly regulate and monitor STRs, I fear that the welfare of the unincorporated communities would be increasingly threatened were the proposed revisions to 927 not adopted.

Some comments about specific provisions:

(1) Section 4 Definitions:
(f) Critically important to have an authorized representative on call 24/7 to respond to complaints within 60 minutes.

(g) Noise Monitors – very important to have sound level meters at all sites because excessive noise is a major problem.

(n) STR definition:

-- very important to require that all such rentals be permanent residential units on permanent foundations and preclude STRs in camping sites, tents/yurts, recreational vehicles.

-- very important that short term rentals are NOT allowed for 1-night stays. We understand that this is designed to discourage the 1-night party house rentals – which are so very disruptive to residential communities. Not only do they tend to generate a great deal of noise, were 1-night stays allowed, there would be much more vehicular traffic to/from the location.

(2) Section 6 (c): Coordination with all Hosting Platforms (e.g., Airbnb, VRBO, etc.) is very important. Other jurisdictions have required that these platforms only allow dwellings to be listed that are properly certified by the local jurisdiction AND are offering accommodations that comply with all the local jurisdiction rules (e.g., no 1-night bookings, etc.). Ordinance 927 should make it clear all Hosting Platforms meet these requirements.

(3) Section 8:

Subsection (c) –The Temporary Event Ordinance 348 does NOT allow any COMMERCIAL events in residential zoned areas. So, it must be made VERY clear that no STRs may host a commercial temporary event!

Subsections (i) Noise Monitor, (j) compliance with Ord. 847 quiet hours, (k) compliance with the light trespass rule of Ord. 915, (l) compliance with the outdoor amplified sound limits of Ord. 847), (m) strict compliance with outdoor fire rules, (o) prohibition on using any structures that are not permanent residential units, (q) compliance with regulations for securing pets and eliminating barking. ALL OF THESE OPERATIONAL REQUIREMENTS ARE VERY VERY IMPORTANT.

(4) ENFORCEMENT

This is the most critical component of the ordinance, and does not seem to be developed in the kind of detail that will ensure our residential communities are truly protected.

SET: We have been advised that the County is going to develop a Special Enforcement Team ("SET") in the Code Enforcement department. SET is supposed to be deployed on nights and weekends and be in a position to respond "in real time" to code violation complaints. We understand that the SET will initially be headquartered in Riverside which is a 60-minute drive from the Coachella Valley. So initially, it is clear, SET will NOT provide any "real time" response protection for the unincorporated areas in the Coachella Valley. Please consider setting up a command center in the Coachella Valley at the same time as one is set up in Riverside, so that our valley communities get the same protection as those in the western part of the County.

REMEDIES: The draft says that the Responsible Operator "shall be subject to all administrative, legal and equitable remedies" for failing to respond to the complaints within 60 minutes. BUT…there is nothing to indicate what these remedies are. What is very clear from the ordinances restricting STRs that have been enacted by the Coachella Valley cities, significant financial fines MUST be imposed for violations. Otherwise, the fines function simply as a minor "cost of doing business" and do not serve a true enforcement function.

COMPLAINTS: A key element in enforcement is the complaint system. The draft ordinance provides that the Responsible Operator must respond to complaints, and correct the problems, 24/7 and within 60 minutes and must then report complaints to the Planning Department within 2 business days. Failure to meet these requirements are considered violations of the ordinance and may be a basis for revocation of the STR certificate. What is NOT CLEAR is whether complaints by residents to the Responsible Operator will be considered "complaints" triggering these requirements and be a basis for revocation. This needs to be part of the ordinance.

SUSPENSION/REVOCATION OF STR CERTIFICATE: The draft provides that the certificate "may" be suspended or revokes after a hearing which found a violation of the STR ordinance. If an administrative hearing finds 3 violations within a 12-month period, the certificate "shall" be revoked. These provisions are fine, BUT as noted above, complaints by residents to the Responsible Operator must be counted as reported violations for purposes of triggering these administrative provisions.

From: Planning
Sent: Wednesday, March 16, 2022 12:40 PM
To: Hildebrand, John; Jones, Steven
Cc: Nancy Pearlman
Subject: FW: 927.1

Follow Up Flag: Follow up
Flag Status: Completed

See 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

---

From: Nancy Pearlman <nancysuepearlman@aol.com>
Sent: Wednesday, March 16, 2022 12:39 PM
To: Planning <Planning@RIVCO.ORG>
Subject: 927.1

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.

Please submit my comments below to the Planning Commission on April 20, 2022, regarding 927.1.
thank you.
STR comments

Idyllwild needs to have better controls of STRs. They should be in commercial areas not residential areas unless they are managed better such as having owner or on-site management to control their partying and disrespect of neighbors.

We have had our mountain cabin since 1957. The peace and quiet we enjoyed is now over due to the county caring more about dollar revenue than residents' comfort. Please make necessary changes.

1. We need stronger and better enforcement of short-term-rental (str) violations. We need a local office in Idyllwild.

2. Please document violations of laws. When I have informed the Riverside County of the Airbnb near my place, they have not done anything to inform me that the owner was fined for violations.

3. There needs to be density limits. The Airbnb next to my cabin is basically an unregulated hotel party house that houses over 16 people. The renters don't care about the neighbors: they have noise until 2 AM, they have outdoor

fire pits, they steal my firewood, and they leave lights on outside on patio all night long. There is not onsite supervision.

Please inform me of your decision.
Nancy Pearlman, on Middle Ridge in Idyllwild
contact: P. O. Box 351419, Los Angeles, CA 90035
213 705-4992, nancysuepearlman@aol.com

From: Planning
Sent: Tuesday, March 15, 2022 8:53 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: amendment to Ordinance No. 927

Follow Up Flag: Follow up
Flag Status: Flagged

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

---

From: Jack Podsedly <jp1gt@yahoo.com>
Sent: Tuesday, March 15, 2022 8:30 AM
To: Planning <Planning@RIVCO.ORG>
Subject: amendment to Ordinance No. 927

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.

I live in a peaceful neighborhood in thousand palms. It was until an investor bought a house on our street 9 months ago. The first party had 100 cars. We, the neighbors have been trying to deal with this but we can not get ANYONE in the county to get the situation under control. We keep turning them in to Airbnb and calling the sheriffs dept, but no action has been taken. I have done the research and found that the county ordinance for noise is 55db during the day and 45 at night. We have loud music inside and outside, and very loud talking and laughter also.
I have found that the property manager has NO house rules that are given to renters. Here is the airbnb web page. https://abnb.me/Z4hK8Gwejnb
It just screams party house!!! That was also the opinion of a complaint person at airbnb! The property manager is on the county short term rental committee. Where I come from that is called the fox in the henhouse. This house is destroying our neighborhood.
What I would recommend--
The county noise ordinance posted in the kitchen of the house.
The house rules be posted on the airbnb and any other website.
The property has a finite number of violations until the permit is pulled.

I would like to know if there is going to be internet public speaking at the hearing.
I would like to be on any committee regarding short term rentals

Jack Podsedly 916-804-5888

From: Planning
Sent: Monday, March 14, 2022 9:15 AM
To: Hildebrand, John; Jones, Steven
Cc: chateaudecondetemecula@gmail.com
Subject: FW: Short-Term Rental Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below forwarded from Supervisor Jeffries office.

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

---

From: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Sent: Monday, March 14, 2022 9:12 AM
To: Julie Conde <chateaudecondetemecula@gmail.com>
Cc: Planning <Planning@RIVCO.ORG>
Subject: RE: Short-Term Rental Ordinance 927.1.

Donald & Julie-

Thank you for your comments on the Short Term Rental Ordinance. I have forwarded your comments to the Planning Department (cc'd) as they are collecting all the comments as this item will first go to the Planning Commission before going to the Board of Supervisors.

It is anticipated that the Draft Ordinance will be considered by the Planning Commission at its meeting on April 20, 2022, prior to consideration by the Board of Supervisors at a later date. The public review and comment period is available leading up to the April 20, 2022 Planning Commission meeting.

If you want to sign up for Planning updates, receive meeting notices, or contact the planning department – please go here: https://planning.rctlma.org/.

If you would like to view the **Draft** Ordinance – here is the link: https://planning.rctlma.org/Advance-Planning/348UPD

Thank you.

Kerstin Justus
Supervisor Kevin Jeffries
Riverside County Board of Supervisors, 1st District
KJustus@RivCo.org

Riverside office
951-955-1010 (micro 51010)
4080 Lemon Street, 5th floor, Riverside
Lake Elsinore office
951-471-4500 (micro 74500)
16275 Grand Avenue, Lake Elsinore 92530
Located in Building D of the Lakeland Village Community Center

---

From: Julie Conde <chateaudecondetemecula@gmail.com>
Sent: Sunday, March 13, 2022 4:15 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Short-Term Rental Ordinance 927.1.

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.

Dear Supervisor Jeffries,

We have been residents of Temecula since 1989 and contributed to this community. We have raised our family here and sacrificed to build a beautiful home on 2.5-acres in Temecula Wine Country. We saw the vision the County had for this area and believed that investing our time and savings into our home here in Wine Country would be our support one day in retirement. As this time came in our lives, we turned our permitted guest house building into a short-term rental to supplement our income as we transitioned from full time employment. We have been doing this for 5 years.

Our property is very quiet and unique. We have established this rental with utmost respect for our neighbors and making sure that this was of no negative impact to them. We have been so successful in doing this that they do not even know we have been operating as a Short-Term Rental this past 5 years and we have never had a complaint.

As our lives have evolved with grandchildren and the need to move around more for them, we decided to turn the whole property into a Short-Term Rental when we are not there. We depend on this completely for our income. Having approved multiple units on our property has given us the opportunity to have options for rental use. We depend on the whole property being booked to provide our needed support. We have been mindful to observe County policy & common sense to occupancy limits. Our goal is to keep it so our neighbors do not even think about our home as a Short-Term Rental. We have noticed the property can be quieter with the

units booked by separate guests rather than the property as a whole. The smaller the group, the quieter and it discourages large gatherings and parties. We feel that the policy should allow for rentals that have this opportunity with multiple units.

Over the years our business has provided many jobs to our community, brought tourism to our area, and provided our family income. We do not want to advertise a sign at our gate as our area, unfortunately, has had much theft, including our property. A drug dealer known by law enforcement lives next door. We do not want to give them the opportunity to vandalize our property when no one is there or the ability to harass our guests. Putting a sign just invites trouble.

We humbly ask this council to consider those properties that are unique and recognize those that are a benefit to this community and have never had trouble. As stated before, we are completely dependent on this income. We have worked hard in our 32 years in Temecula to achieve this goal for our STR business and implore you to be mindful and discerning with the policies that you will implement. Many livelihoods will be affected. We ask that you do not disregard those who have complied with the requirements, worked hard to bring a valuable asset to the community, and have had no issues or complaints. We support VRON-RC in their positions regarding the proposed ordinance and hope that you will see the benefit as well.

Sincerely,
Donald & Julie Conde
951-275-3265

From: Planning
Sent: Monday, March 14, 2022 7:41 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short-Term Rental Ordinance - Available for public review and comment
Attachments: 2022-02-28_DRAFT_STR_Ordinance.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

---

From: Vince-Debbie Stabile <damifino-y@msn.com>
Sent: Friday, March 11, 2022 5:52 PM
To: Planning <Planning@RIVCO.ORG>; Perez, Esmeralda <ESperez@rivco.org>
Subject: Fwd: Short-Term Rental Ordinance - Available for public review and comment

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Thank you for the completion of this ordinance. It looks great! We are very happy with it. Hopefully our area here in Bermuda Dunes will revert back to a peaceful, family neighborhood.

As long as we get the support and enforcement from the county, Code Enforcement and Riv County Sheriff's, it should work!

Vince and Debbie Stabile
41305 Hopewell Avenue
Bermuda Dunes, CA. 92203

760-485-9223

From: Perez, Esmeralda <ESperez@rivco.org>
Sent: Wednesday, March 9, 2022 2:18 PM
To: Perez, Esmeralda <ESperez@rivco.org>
Subject: Short-Term Rental Ordinance - Available for public review and comment

Good afternoon community members,

Attached is the Draft Short Term Rental Ordinance. Public Comment will be accepted until April 20th.

For reference, the draft Ordinance is attached to this email and it can also be found online at the Planning Department website here: https://planning.rctlma.org/Advance-Planning/348UPD

Feedback can be provided to: Planning@RivCo.org

Esmeralda Perez
Board Assistant
Supervisor V. Manuel Pérez
Fourth District, Riverside County
73710 Fred Waring Drive, Ste. 222
Palm Desert, CA 92260
T: (760) 863-8211 | (760)863-8075 | C: (760) 987-2268
E: ESperez@rivco.org | www.Rivco4.org

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County of Riverside California

From: Joseph Messin <messin1503@gmail.com>
Sent: Friday, March 11, 2022 1:33 PM
To: Hildebrand, John
Cc: Jones, Steven
Subject: Re: Revised Riverside County Ordinance 927 Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Hildebrand,

Appreciate the clarification of the occupancy limits of the draft Ordinance 927.1. I think there is a bit of a misunderstanding in what I was asking about the sign placement. What happens if a short-term rental property is unable to display this sign to the public? Let's say there is a rental property that is accessed via an easement through a property not associated with the rental in any way. The accessed property owner would have to allow the sign to be posted at the public road on behalf of the short-term rental property. With all the problems associated with STRs there is a good chance that the accessed property will not allow this sign on their land nor would they be obligated to do so. Would the County still allow the short-term rental property to be registered in the program if it cannot meet this requirement?

This seems like an excellent way to limit short-term rentals that create hardships in these situations. On the other hand, the two properties could come to some sort of agreement to allow the sign to be posted to the public. Either way it gives the dominant easement holder some say in whether or not they want strangers coming and going on their land. Many easements have limits on their use but most were written so long ago that they could not foresee anything like unsupervised hotels, ie short-term rentals.

Hope that makes sense. Thank you for your time.
Joseph

On Thu, Mar 10, 2022, 4:56 PM Hildebrand, John <JHildebr@rivco.org> wrote:

> Joseph – The onsite signage can be placed anywhere that's generally readily visible. It's intended to convey specific details related to who to call in case there is an issue – property owner and Code Enforcement. The sign shouldn't be intrusive, but needs to be sufficiently visible.
>
> For occupancy, it's limited to 2 per bedroom and 1 additional person per structure. Total rooms combined from all structures will determine how many occupants. During the time of inspection and before certification, a determination between the County and property owner will need to be made as to how many rooms there are. We look to the State Uniform Housing Code as the source of authority about what is a room, which includes some specific measurements.

Thank you for your comments and feedback.

John Hildebrand

From: J M <messin1503@gmail.com>
Sent: Thursday, March 10, 2022 7:06 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Revised Riverside County Ordinance 927 Questions

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.

Hello,

I'm hoping you can answer a couple of questions regarding the revised Short-term rental Ordinance 927.1.

I see that the revised ordinance requires rental properties post an identification sign visible from the street, "The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible from the street, and shall clearly state the following information in lettering of sufficient size to be easily read". How would this work for a rental that does not have street frontage? Like a property accessed via an easement through another property. Would the rental property need permission from the property they cross to post this sign at the street in order to operate? Otherwise how could neighboring properties know who to contact if the renters are causing trouble such as dumping trash or parking where they shouldn't.

My second question is about occupancy limits. The ordinance states "The maximum occupancy of a Short Term Rental shall be whichever is least: two (2) persons per every one (1) off-street parking space provided onsite; or two (2) persons per bedroom, plus one additional person per unit". Does "unit" refer to the entire house or each room? For instance, does this mean a four bedroom house would allow a total of 9 people (four rooms of 2 plus one extra)? To go along with this is will the inspectors decide what constitutes a room? There are a number of short term rentals with what are essentially walk-in closets with bunk beds listed as rooms. Will this type of "room" be allowed?

I appreciate the County attempting to update the short-term rental regulations. While I personally would like to see a limit on the number of days an entire house can be rented as well as a requirement of on-site management like any other hotel, the County is at least trying to keep up with the issues.

Thank you,

Joseph Messin

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County of Riverside California

From: Jon Brown <jbrown510@gmail.com>
Sent: Thursday, March 10, 2022 5:46 PM
To: Jones, Steven
Subject: 927.1 Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Who has spoken with you all representing short term rental owners concerns about 927 proposed revisions from Idyllwild?

I've heard VRON-RC has spoken with the county directly, and while that's probably useful, they largely represent Temecula Wine Country and have very different concerns than our mountain community does. Our properties are smaller and far more often used part time by owners, not just used full time as STRs. I'd really like to know you've at least listen to the issues unique to this area.

Kind Regards,
Jon

From: Planning
Sent: Wednesday, March 9, 2022 3:04 PM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short-Term Rental Ordinance - Available for public review and comment
Attachments: 2022-02-28_DRAFT_STR_Ordinance.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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
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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

---

From: Leslie Locken <leslielocken@gmail.com>
Sent: Wednesday, March 9, 2022 3:01 PM
To: Planning <Planning@RIVCO.ORG>
Cc: Perez, Esmeralda <ESperez@rivco.org>
Subject: Fwd: Short-Term Rental Ordinance - Available for public review and comment

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.

Good Afternoon,
I am the Chairperson for the Bermuda Dunes Community Council. I have briefly read the proposed STR Ordinance (I will print out and read more thoroughly). However, one item I was particularly looking for was a mention that if you reside in an HOA that prohibits STR (rentals less than 30 days), then you are also prohibited by the County in operating a STR. I would suggest the Application for Certificate requires the HOA to sign off and or provide a letter from the HOA on HOA Letterhead (perhaps even notarized) confirming that the HOA does allow for STR. This way the HOA also is aware of which homes are providing STR, and can also monitor any violations of the Ordinance. If I have any other comments or concerns, I will be sure to share them.
Thank you for the opportunity to review the draft Ordinance.
Leslie Locken
(760) 275-8238

---------- Forwarded message ---------
From: **Perez, Esmeralda** <ESperez@rivco.org>
Date: Wed, Mar 9, 2022 at 2:18 PM
Subject: Short-Term Rental Ordinance - Available for public review and comment
To: Perez, Esmeralda <ESperez@rivco.org>

Good afternoon community members,

Attached is the Draft Short Term Rental Ordinance. Public Comment will be accepted until April 20th.

For reference, the draft Ordinance is attached to this email and it can also be found online at the Planning Department website here: https://planning.rctlma.org/Advance-Planning/348UPD

Feedback can be provided to: Planning@RivCo.org

Esmeralda Perez

Board Assistant

Supervisor V. Manuel Pérez

Fourth District, Riverside County

73710 Fred Waring Drive, Ste. 222

Palm Desert, CA 92260

T: (760) 863-8211 | (760)863-8075 | C: (760) 987-2268

E: ESperez@rivco.org | www.Rivco4.org

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County of Riverside California

From: Planning
Sent: Wednesday, March 9, 2022 7:41 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Are Short Term rentals allowed in Palm Desert

Follow Up Flag: Follow up
Flag Status: Flagged

Question/comment 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: Gina Miller <gina.m.miller11@gmail.com>
Sent: Tuesday, March 8, 2022 5:47 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Are Short Term rentals allowed in Palm Desert

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Good evening, I received your email regarding the new ordinances for STR's in Riverside County.
Starting in January 2022 the city of Palm Desert said they are banning STR's. Does this mean I'm allowed to do STR's by following these new ordinances? Are we no longer banned? Will they give us STR permits now?
Please let me know.
Thanks so much

Gina Miller
Broker-Associate
DRE#01957586
King Realty Group

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Wednesday, March 9, 2022 5:36 AM
To: Cooper, Patricia
Cc: Rodriguez, Sarah; Justus, Kerstin; Jones, Steven; Hildebrand, John; Weiser, Bill; Frater, James; marklamont@idyllwildfire.com; Jim LaMont
Subject: Regarding Ordinance 927.1
Attachments: Pen's Letter to Washington.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Supervisor Perez (.....and cc'ing Supervisors Washington and Jeffries, Chief Planner Jones, Planning Director Hildebrand, County Fire Chief Weiser, County Fire Marshal Frater, Idyllwild Fire Chief LaMont, and Idyllwild Fire Marshal LaMont),

Now that you are our Supervisor, ie. for Idyllwild-Pine Cove-Mountain Center, it primarily should have been to you that our local Appraiser (of many decades) sent her letter (please see the attachment below). I too am more than unsettled that the Board in January of 2016 tossed out 75 years of zoning laws so that, on the one hand, the many hundreds of short term rentals already up here could now become legal (since likely 95% of them are in the R1-A zone) and so, on the other hand, the County could then levy and garner the bed tax, once every house and cabin on this mountain became a potential "hotel" (the Board's term).

The demands on his time are quite something now, but I was finally able to have a good talk with Jim LaMont, our local Fire Marshal, someone I have known, worked with, and respected for years. He told me that no one from County Planning has been in touch with him about the short term rental issue and he believes that he would have heard if our Fire Chief Mark LaMont (Jim's brother) had been contacted. So, I'd recommend that you reach out to one or both LaMonts and ask them where they think these Short Term Rentals should be allowed on this mountain? I expect that you will find that they agree with me that STRs should only be allowed on streets that meet County standards, that are County maintained, that a regular fire truck can go up or down (and turn around in a properly sized cul de sac, if it's a dead end--and there are lots of dead end streets and narrow roads up here). And if I haven't mentioned it to you before, there is a website you should look at: "Wildfire risks: look up every Western community--AZCentral"*. You'll see Idyllwild right there with a Wildfire Hazard Potential rating of 4.81 (5 signifying the worst possible rating!). And if you type "Paradise, California" into "search", you will see that that town, the one that burned down a few years ago, had a better WHP rating than Idyllwild, 3.81. We are not surrounded by a forest up here, we are in(!) the forest, and they are called "forest fires" because that's where they happen! Add to that the continuing drought and one doesn't have to be a genius to conclude that the last thing we should be doing in forested mountain communities is finding ways to intensify their use. And yet, that is what is happening here now.

Friends have sent me articles telling me that you have already "signed off on a $346,240 contract with a real estate data processing firm to monitor and manage the registration of short-term rental providers throughout unincorporated areas of Riverside County", meaning Pine Cove-Idyllwild-Mountain Center-Garner Valley and the wine country near Temecula (I bet that would cover 95% of them). But if you treat this STR issue primarily as a management issue, with only some on-site parking and occupancy requirements thrown in, you will not only be putting the mountain and those of us who live here at risk, you'll be putting our thousands of visitors at risk too! If I had my way, I would see all the STRs allowed only where "your" zoning laws would allow them to be: in the R3-A band of residences that surround

the center of Idyllwild. I know that that's not going to happen. But you can and must limit where they are to be allowed. And if you, or anyone on your staff, would like a quick tour of the Idyllwild-Pine Cove area, so you can see what a firetruck-friendly street and a firetruck-unfriendly road looks like up here, I'll happily give you the tour. And I bet that I can get our local Fire Marshal or, given how busy he is every day, one of his firemen to join us. I think that you would be astonished at how it would focus your attention on the issue I'm raising.

And why do I keep adding to the list of those of you that I contact about this? Because there have to be some of you who have been up this mountain, have spent time not just in the town of Idyllwild and maybe have hiked one of our many trails and maybe stopped by the Nature Center, but have driven around, maybe even on some of the roads I've described, roads where you may have wondered if there was going to be a place to turn your car around, or wondered if you car was going to be O.K. now that the pavement has disappeared? Please understand, if you treat these communities up here and the mountain as primarily exploitable resources, then you are guaranteeing that problems will show up much worse than noise at 2 AM and cars blocking the driveways of people who live here. You hold the power, but also bear the responsibility. The health, safety, and welfare of these communities, of the people who live here, of the tens of thousands who visit here every year, and of the mountain itself, has to be your chief focus. The bed tax has to be a secondary focus!

Thank you for your time and consideration,
Dennis McGuire, architect, 48 year resident of Idyllwild
(951 659 3177)

*Put together some years ago by The Arizona Republic and USA Today

Date: Mon, Feb 21, 2022 at 10:51 PM
Subject: Those STRs
To: Jim LaMont <jimlamont@idyllwildfire.com>
Cc: <marklamont@idyllwildfire.com>, <bill.weiser@fire.ca.gov>, <james.frater@fire.ca.gov>

.....Jim,

We've been playing phone tag. The crucial thing I want to know is that Steve Jones, or someone else in the County Planning Department, has been in touch with you and/or Mark for your input about this short term rental Virus that has taken over the mountain. What I have been pressing the Planning Department and the Board of Supervisors for (and for many months!) is simple: short term rentals should not be allowed on any street up here that is not County maintained, meaning a street that a fire truck can go up or down (that has a way in and out, and if it's a dead end it has a turnaround that a fire truck can manage easily). And STR's shouldn't be allowed if they are off of a County maintained road, but farther than the 150' you are willing to drive up or down in a fire truck (assuming the driveway is not too steep) and then a 100' to the house (per the 1/20 County Fire Marshal's rule). Because I truly believe that anything less than this will be dangerously irresponsible.

Virus-free. www.avg.com

From: Planning
Sent: Tuesday, March 8, 2022 10:15 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Draft Short Term Rental Ordinance
Attachments: airbnb garbage bin.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

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
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Frequently Asked Questions: https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

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From: DIANE COLE <dianeinsummit@msn.com>
Sent: Sunday, March 6, 2022 3:22 PM
To: Planning <Planning@RIVCO.ORG>
Cc: Fussel, Damian <DFussel@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Draft Short Term Rental Ordinance

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March 6, 2022

Riverside County Planning Department
planning@rivco.org
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Attn: Short-Term Rentals Draft Ordinance

We thank you for inviting our comments on the revised draft of the Short Term Rental Ordinance (STR) for unincorporated Riverside County.

We live next to an AirBnB which books up to **16 guests, not counting infants and pets, in six bedrooms** (Whispering Creek at 42505 S. El Calamar Rd., DeLuz). Within earshot of us is a full-time event venue with a continually **barking dog** and amplified music (Enchanted Creek Ranch at 21500 Carancho Road).

By their nature, such short-term rentals (party houses akin to unregulated hotels) pose a threat to residential serenity, safety and property values (public welfare). If we **must** endure them in DeLuz, however, we support strict regulation to reduce their negative impact. On that note, we generally favor the proposed ordinance. We particularly appreciate limits on the number of overnight guests and vehicles, amplified noise, trash and fire hazards. We strongly believe certified operators should make themselves known and readily respond to complaints. We are pleased with the required "quiet hours" and stated penalties for non-compliance.

Still, there is more room for improvement. Consider:

1. Definition of short-term rental (Section 4n, p. 4)

The period "less than 30 consecutive calendar days but not less than 3 consecutive days and 2 nights" indicates that a two-day, one-night rental is not covered by the ordinance. A wedding can be held in one night. An AirBnB often rents for one night only. Just as much noise, traffic and garbage can be produced in one night as two, depending on the number of guests. We ask that there be no one-night exception.

2. Trash receptacles: The ordinance would allow storage of trash within public view in "containers for collection by the County's authorized waste hauler." (Section 8x, p. 12)

In the case of Whispering Creek, the same blue metal container sits outside the gate 24-7, two or three inches from a curving roadway (see attachment). Not only is the container unsightly when overflowing and otherwise, it is hazardous. A passing vehicle could easily clip the corner of the container or hit it head-on, causing damage and injury, especially in the dark.

3. Notification of all property owners within 300 feet of property line (Section 10a, p. 13).

Properties in our sparsely developed canyon are five acres or more, and noise carries much further than 300 feet. It often sounds like barking dogs, amplified music and loud voices are right outside our windows. Perhaps there is a more realistic, effective way to limit noise in areas like ours.

4. Initial complaints (Section 10b, p. 13).

We foresee problems if complaints must be directed to the rental operator BEFORE they can be made to code enforcement or police. Without the option of anonymous complaints, many residents will be reluctant to report abuse. Complaints cause friction. Having to deal directly with unresponsive or hostile operators, a law-enforcement responsibility, is one more burden neighbors should not have to bear.

We don't want short-term rentals in our area at all. However, if we must tolerate them, we would appreciate strong enforcement of the proposed regulations, with minor changes as suggested.

1.
2. Thank you,
3. Diane Cole and Dennis Green
   42543 El Calamar Rd
4. Temecula, CA 92590

From: Planning
Sent: Tuesday, March 8, 2022 10:14 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below.

Kind Regards,

TLMA-Planning Department
P.O. Box 1409/4080 Lemon Stree.
Riverside, CA 92501-1409
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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: Heidi Hartfield <heidihartfield@gmail.com>
Sent: Saturday, March 5, 2022 1:34 PM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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.

Hello,

Thank you for taking the time to read this email.

We are new Investors in the area who recently spent $1.4 million on Airbnb. We also are building our own home in wine country and have over $2 million invested into that home. As both residents of wine country and investors we believe like anything there should be some regulation on airbnbs/short term rentals but we strongly believe overegulation won't change the outcome of the guest intentions.

Wine country has become a destination and with that comes tourist and lots of income for the area. We simply can't have it both ways- a quite neighborhood with no noise and a thriving new economy.

I think like anything, should someone renting a property- break the law by being too loud or parking illegally, they will likely have police contact. This shouldn't be looked at any differently than a hotel stay. If you throw an out of control party inside a hotel the police will be called and they will handle the issue

legally. Having owner/operators be overally regulated with forms won't keep the few renters who are loud or disruptive be any quieter or park in a legal area versus not.

Please consider dealing with the issues as they are a problem instead of creating more rules and laws that don't go to the root of the problem. Those investors who care about their property and the community will effectively communicate with guests on expectations.

Sincerely,
Heidi Hartfield

From: Planning
Sent: Tuesday, March 8, 2022 10:12 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below.

Kind Regards,

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P.O. Box 1409/4080 Lemon Stree.
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https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

-----Original Message-----
From: antony chandler <achandler787@gmail.com>
Sent: Saturday, March 5, 2022 6:15 AM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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This is extremely important regulation and is common sense given the problems we have experienced in Temecula wine country: all of the issues described!

On one occasion the police were asking neighbors for intel on the Crips party at a neighbors rental: but too wary to check themselves!

This is what it attracts.

Please Please make this ordinance happen.

Thank you
Antony Chandler and Family.

Sent from my iPhone

From: Planning
Sent: Tuesday, March 8, 2022 8:17 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below.

Kind Regards,

TLMA-Planning Department
P.O. Box 1409/4080 Lemon Stree.
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Frequently Asked Questions: https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

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From: Joan Becktel <jbnshane@cox.net>
Sent: Friday, March 4, 2022 9:40 AM
To: Planning <Planning@RIVCO.ORG>
Subject: short term rentals

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.

I have a home in La Cresta and there is a wedding venue below me and another short term rental close by as well. I know that folks purchased homes up there just for that reason. I think it stinks and is not fair to the homes that surround these STR. I know that some of these party houses and wedding venues have been horrible with

the amount of party guests, ,shooting, cars music and whatever goes along with these types of venues. Often wondered how their septic system handled all those flushes. Owning property up there for almost 45 years , I know La Cresta very well. Thank all of you for trying to do something about what's going on up on the hill. Being in the county

verses a city may prove to be more difficult.

Sincerely,

JOAN BECKTEL
jbnshane@cox.net

From: Planning
Sent: Tuesday, March 8, 2022 8:00 AM
To: Jones, Steven; Hildebrand, John
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below.

Kind Regards,

TLMA-Planning Department
P.O. Box 1409/4080 Lemon Stree.
Riverside, CA 92501-1409
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https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

-----Original Message-----
From: THOMAS OTTMAN <tlhgbo24@msn.com>
Sent: Friday, March 4, 2022 8:40 AM
To: Planning <Planning@RIVCO.ORG>; THOMAS OTTMAN <tlhgbo24@msn.com>
Subject: draft short term rental ordinance

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.

Planning Commission. Thank you for tackling this difficult and sensitive issue. I live in La Cresta and had an Airbnb next door to me. It was a nightmare. The parking, trash, noise and general disregard for neighbors, created an intolerable living situation for me and my family. I especially like the ordinance will require these properties to have noise monitors. Previously, that onus was placed upon the neighbors, who were then challenged in court on the testing and reliability of their monitoring device. The homes in La Cresta are not only being used for large rave style parties but also for groups of people (15-30) who want to drink, socialize and have fun for two to three days. Many of these short term rentals have nice outdoor facilities and that is where the people tend to socialize. Instead of having a neighbor who will use his property to its full potential several times a month, you end up having the property being used to it's full potential up to 15-20 times a month, if not more. The Airbnb located next to me was owned by a foreign investor and any contact was extremely difficult and trying to get help from Airbnb was next to impossible. Again, I want to thank you for putting together a well thought out proposal to address short term rentals in the unincorporated areas of the County. One thing I would like to add is to define parking for the short term rentals. Does that mean the short term rental property must be able to accommodate the parking or can people park on the street? Parking on many streets in

La Cresta is not allowed but partygoers will park wherever they want, which includes private property, such as vacant lots. Again, thank you for your efforts.

Sincerely

Tom Ottman
21350 Pequeno Circle
Murrieta, CA 92562
213-361-0370

Sent from my iPhone

From: Planning
Sent: Tuesday, March 8, 2022 7:58 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below.

Kind Regards,

TLMA-Planning Department
P.O. Box 1409/4080 Lemon Stree.
Riverside, CA 92501-1409
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Frequently Asked Questions: https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

---

From: Adam Bundy <abundy7@outlook.com>
Sent: Friday, March 4, 2022 7:28 AM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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Complete garbage and a complete overreach by the government get over yourself. There is no need for signage the certificates should be good for a year stop with nonsense inspections. Again over reach because of a few out of control parties. Don't ruin this for everyone else because of a small percentage have issues but this is typical California

Sent from Mail for Windows

From: Planning
Sent: Tuesday, March 8, 2022 7:57 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Comment below.

Kind Regards,

TLMA-Planning Department
P.O. Box 1409/4080 Lemon Stree.
Riverside, CA 92501-1409
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Frequently Asked Questions: https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

---

From: Liz Kanter <liz.kanter@gmail.com>
Sent: Friday, March 4, 2022 7:17 AM
To: Planning <Planning@RIVCO.ORG>
Subject: draft short term rental ordinance

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.

As a full time year round Coachella Valley resident, I dread the season for the loud parties.
I think more restrictions are needed.
I support the proposals & more!
Sincerely,
Liz Kanter
45381 Rancho Palmeras Dr.
Indian Wells 92210

From: Erica Mahorney <ekmahorney@gmail.com>
Sent: Thursday, March 3, 2022 8:49 AM
To: Jones, Steven
Cc: District3 Information; District5; Supervisor Jeffries - 1st District; District 4 Supervisor V. Manuel Perez; Office of 2nd District Supervisor
Subject: Re: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

I'm a Riverside County homeowner in Idyllwild who makes my property part-time available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failure to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few

weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine-tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,
Erica

From: Planning
Sent: Wednesday, March 2, 2022 2:52 PM
To: Hildebrand, John; Jones, Steven
Cc: Roy Holeyfield
Subject: FW: 927.1 Occupancy Limits
Attachments: STR Occupancy Limits Letter .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

comments

Kind Regards,

TLMA-Planning Department
P.O. Box 1409/4080 Lemon Stree.
Riverside, CA 92501-1409
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Frequently Asked Questions: https://planning.rctlma.org/General-Information/Frequently-Asked-Questions

---

From: Roy Holeyfield <yosemite95321@gmail.com>
Sent: Wednesday, March 2, 2022 2:37 PM
To: Planning <Planning@RIVCO.ORG>
Subject: 927.1 Occupancy Limits

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.

Please read attached letter and actual typical bookings that will be affected with Ordinance 927.1. The occupancy limit will severely cripple the tourism business in Wine Country and Riverside County. Thank you.

Roy Holeyfield Jr., MD

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Roy Holeyfield Jr
Century 21 Wright
DRE# 02133887

Date: 03/02/2022

Attn: Board Of Supervisors

Topic: Occupancy Limits for Short Term Rentals

From: Roy W. Holeyfield Jr. MD

Hello Board of Supervisors and thank you for reading this letter regarding the proposed occupancy limits for Short Term Rentals in Riverside County, Ordinance 927.1. I was born in Riverside County at March Air Force Base and deeply care about my community and wish to see it thrive in a way that is beneficial for the community as whole. There are issues with Short Term Rentals that need correcting (Eg. identifying illegal rental and repetitive offenders), however, Short Term Rentals are tremendously supportive and complimentary to our community and limiting occupancy to 2 bedrooms + 1, as an example, will severely hurt the ability of families to visit Wine Country and any other area of Riverside County. The best way to explain is to give examples and I think it will be clear how this does not make any viable sense to our community.

Example 1: **Family of 4**

Hotel Room - Permitted

One Bedroom Short Term Rental: 2 + 1 = 3 Occupancy Limit **-NOT PERMITTED**

Example 2: **Family of 6**

Hotel Room - Permitted.
It is not unusual for two rollaways to be brought into a hotel room in a space of less than **300 sf**.

Two Bedroom 1200 SF HOME Short Term Rental: 2 + 1 = 5 Occupancy Limit **NOT PERMITTED**

Example 3: **Two Families (Eg. 4 adults and 8 kids total people)coming together after years of Pandemic separation.** This is an extremely common situation and makes up the majority of stays at many Short Term Rentals.

Hotel Room x 2 Rooms - Permitted

4000 SF 4 Bedroom Home: 2 + 1 = 9 Occupancy Limit - **NOT PERMITTED**

I can only speak for myself and other known Short Term Rental Operators who share similar experiences when I say that if we impose this Occupancy Restriction we will severely impair the tourism business in Riverside County. Families are literally dying to get together to

share a large space and have been waiting over 2 years to feel comfortable enough to do so. **Families coming together and friends wishing to visit Wine Country make up the overwhelming majority of our stays.** Imposing this Occupancy Restriction will not only cripple the Tourism Business in Riverside County but is unfair to all the families who love and have been visiting Riverside County for years. **With the current demand the chances of two families (12 people) finding a 6 bedroom home will be nearly impossible.** I urge you to please rethink this proposal and come up with something that will NOT cripple the tourism industry and will accommodate most families and combined families that wish to visit Riverside County. There is no one size fits all.

I suggest the following assuming adequate parking:

- 2 + 2 as a baseline for all Short Term Rentals up to 3000 Sf.

- 3 + 1 for properties greater than 3000 Sf.

- 3 + 2 (Max of 17) for properties greater than 3000 Sf and at least 2 acres.

- >17 occupants permitted on a case by case basis. Eg. 4 acre parcel with 7 bedrooms. Eg. 10 acre parcel with 2 separate homes and 6 bedrooms.

Thank you for your time and please seriously consider the above recommendations so that our great County, and my birthplace, can continue to thrive and accommodate the greatest number of people who would love to visit Riverside County. The current occupancy proposal essentially eliminates the short term rental business and may possibly destroy the tourism business in Wine Country Temecula and all of Riverside County. Presently we already turn down at least 70% or requests due to occupancy limits or other restrictions. Changing to this model will almost eliminate all the rest. **Please see attached examples of real life requests that we would have to decline under the new ordinance.**

Best Regards,

Roy Holeyfield Jr., M.D.

From: Planning
Sent: Wednesday, March 2, 2022 1:36 PM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

comments

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

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From: Jessica Young <jessicayoung3317@gmail.com>
Sent: Wednesday, March 2, 2022 10:32 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Short Term Rentals

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.

Good Day! We received your email and would like to make suggestions to help with your draft ordinance.
We want to firmly state that we are very much in support of Short Term Rentals in the Coachella Valley and especially
within the unincorporated areas of Bermuda Dunes. This was one of the major factors why we purchased our primary residence
here, so we could someday have the option to rent the home out as a short term rental if we pleased. Our profession is property
management and we manage several vacation homes around the Valley over the last 17 years. Here are our suggestions for your meeting.

1. It's important to have a professional property management company or a hands-on Home Owner who
manages the property and is available for emergency situations., and implementing expectations.

2. If complaints ever become an issue, emergency response times to attend to situations should be within 45 minutes. We don't believe this should be necessary if the amount of complaints are currently low. There is also a much lower rate of rentals within the areas of Bermuda Dunes, hard to compare to other neighboring cities that are just bombarded with them.

3. Trash cans should be managed and insured; they are taken out to the street on trash day, and brought back inside the evening of. Burrtec Waste
Offers behind the gate services for an extra charge.

4. Homeowners can use Noise Monitoring devices to keep track of music decimals, and be alerted when the music is too loud.

5. Proper rental contracts should be in place for each responsible party renting the homes, they should be informed properly of
every rule the county has in place, expectations should be presented to the guests once they book the reservation, review and signed contracts
should be received back, We have found making a phone call to your guests a few days prior to their arrival really helps set the tone for their stay.
They know there is a person behind the home, someone they have connected with and are set up to make a call to the property manager with any questions
they may have during their stay.

6. We do not support the notion of meeting guests upon arrival at the property, there is too much room for error in this idea.
Guests are sometimes flying in from out of state and get delayed, you can't reach them while they are traveling, sometimes they need to stop and eat
on the way in, grab groceries, etc. So it's impossible to have this set up and be successful at it. We have tried it in the past, and you can waste hours out of your afternoon
waiting for guests to arrive, it's a horrible idea.

In conclusion, we love the light heartedness of living and renting within Bermuda Dunes, we really hope it stays low key, and continues to be welcoming to STVR, and the home owners behind them.
Thank you! SIncerely Jessica Young
760-333-1219

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Thursday, February 24, 2022 11:20 AM
To: Perez, Alexis; CARLOYN HUTH; Majestic Framing; Jones, Steven; Engelking, Travis
Subject: Two Part E-mail Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Alexis,

If I am correct, Stephanie Vigen, said you are our point of contact with any concerns we have regarding STR issues and disruptive (Large Events in a Residential Neighborhood)

Below is an e-mail thread I received regarding the continued and thank goodness "handled by CC" issues with all kinds of STR abuse.

I am reaching out to you, to beg all of you not to take all the rejected STR's from other cities and now allow them to set their sights on unincorporated areas like Thousand Palms, Cahuilla Hills, and Bermuda Dunes.

If they cannot work in all the other cities, shows that they cannot work anywhere, and it is time to stop looking at just the financial gain behind them.
They have flat out destroyed a way of living and the quality of life.

Also, with Coachella Fest and Stagecoach coming up in April, will there be an afterhours LIVE call line when things get out of hand. NOT if but WHEN.

In 2019 the house at 28200 Via Las Palmas rented to one of the musicians and we had to suffer with hundreds of cars, noise, pollution, trespassing and threats from that musician's security team. It was a very frightening weekend for all of us on Via Las Palmas.

Please be sure to include us on any upcoming meetings Zoom or live that affects Thousand Palms, Ca.
Thank you
Janis Charnay
760-272-4330

This is the e-mail thread regarding Cathedral City and STRs (the most recent issue)

No New STVR Permits Will Be Issued in R-1 and R-2 Zoned Neighborhoods
Post Date:02/10/2022 12:10 PM

The City Council passed an urgency ordinance Wednesday night immediately halting the issuance of any new Short-Term Vacation Rental (STVR) permits in R-1 and R-2 residential neighborhoods. This would include homes located in Community Interest Developments (a.k.a. Homeowners Associations – HOAs). Currently, there are no existing permitted STVRs in a common interest development in the R-1 or R-2 zoned neighborhoods.

STVRs permits will continue to be issued in Resort Residential zoned neighborhoods where the HOA has provided written permission that allows STVRs.

On January 1, 2023, all existing STVRs not located in a common interest development and not in a Resort Residential neighborhood will be subject to the phase out measure provide in Chapter 5.96 or the Municipal Code.

From: Kia Khoda <kiakhoda@gmail.com>
Sent: Monday, February 21, 2022 10:38 AM
To: Washington, Carolyn; Jones, Steven
Subject: STR's in Idyllwild

Follow Up Flag: Follow up
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Hello,

I am writing to express concern about the rising amount of Short Term Rental properties in our neighborhood. A petition of over 1,000 signatures has already been provided to increase the enforcement and regulation of STR's in our community.

Please advise as to what you are doing to address our concerns about the unchecked, unregulated growth of STR's in neighborhoods.

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Friday, April 16, 2021 5:12 PM
To: Maunz-McLellan, Claudia; Mares, Andrea; Jones, Steven
Cc: Gail Ramer
Subject: Fw: Proposed email to Steven Jones Deputy Director of TLMA re Ordinance 927 short term rentals
Attachments: 20210416145826650.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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__;!!JTyGX330HN5x6Ko!Sf1_VgOQ9d2CW7FdlBGItPeecpGTHWhfrSQ4_WYe_vx5Xd9GJ8yRBxHmx8ioOQ$

Penelope A. Smrz, MAI

SMRZ APPRAISALS
Real Estate Appraisals & Market Studies • Commercial & Residential
PO Box 1141, Idyllwild, California 92549-1141 ***britfoot@aol.com***



February 19th, 2022

To Supervisor Washington,

I would like to send you this protest on your current policy with STRs (Short Term Rentals).

The original ordinance regulating STRs was "introduced" 11/17/2015, then passed, with changes, *and without another reading*, in January 2016, by the Board while you were there. The revisions which were not read allowed street parking and waiving of occupancy limits, giving free rein to large groups using these homes! The ordinance was signed first by you, our own Supervisor Washington.

I find the justification offered by you and your fellow Supervisors 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,"**

and notes that the tax will go to the General Fund, and:

> "cannot be earmarked and dedicated to enforcing the proposed ordinance".

So, you at the County saw this as an opportunity to justify an illegal activity so that you could collect tax revenue for your own discretionary use. Sadly, you could instead have tried to rein in that illegal activity. You did not because you saw you could profit from it.

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 you leading our County, once concerned about R3-A mixed use "disturbing" the residential neighborhoods, now freely admits it is permissible to do so, by admitting in your 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", you 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. That is called external obsolescence, a decline in value caused by an outside influence over which one has no control.

Your recent hiring of a real estate data firm indicates that you have recognized there are many unregistered STR's in our community as well as other areas of unincorporated Riverside County. However, it appears that this firm's primary mission is simply to identify unregistered STR's and get them to register. In other words, to increase transient occupancy tax (TOT) revenue to the County, with no suggestion that any of the funds would go specifically to solve any of our problems.

If all 600 STRs in Idyllwild are registered and all pay their TOT, you at the County will gather at least $1,600,000 per year, while we peaceful, quiet, citizens of Idyllwild are harassed by crowds, noise, trash, surplus parking, to pay for it!

I find it totally callous that you proceed to try and register more STRs, for the County’s own benefit, when the consensus in Idyllwild is for them to be banned, or at least for a moratorium to be put in effect, while a community-inspired discussion occurs to decide what is best to do. We had a Town Hall meeting about this and you refused to attend. Recently I signed, as did

about 1,050 other local residents, a petition asking for help from you with this. The Petitioners report not ONE response from you. I understand someone managed to speak with you and you told that person that the Petition was “meaningless”.

I recommend rescission of the Ordinance and ask you at the County to 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, Palm Desert and Temecula. In Idyllwild, we have about 600 STRs, which represents 1 out of every 6 homes in our community or 16.7%. To put this in perspective, this amount of STR "saturation" is TWICE what the other resort cities were experiencing before they set up strict STR regulations, or banned them altogether.

I ask you to exert your responsibility as our elected County Supervisor and consider the well-being of the citizens of Idyllwild…..and listen to our voices (and not the money surging into the County coffers). Over a thousand of us have asked you for a moratorium on new STRs, and for the opportunity to be part of the problem-solving mechanisms for maintaining the peace and quiet that we came here for. It’s time for you to look our way.



Penelope Smrz, MAI

P O Box 1141

Idyllwild

951-659-5343

Cc Steven Jones

From: Larry Markham <lrm@markhamds.com>
Sent: Tuesday, February 15, 2022 4:27 PM
To: Jones, Steven
Subject: SHORT TERM RENTAL ORD AMENDMENT

Follow Up Flag: Follow up
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STEVE, WHAT IS STATUS ?

Larry R Markham
Markham Development Strategies, LLC
41635 Enterprise Circle North, Suite B Temecula, CA 92590
909-322-8482

From: Cathy Foster <cfoster916@gmail.com>
Sent: Tuesday, February 15, 2022 9:53 AM
To: Washington, Carolyn; Jones, Steven
Subject: STR's in Idyllwild

Follow Up Flag: Follow up
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Dear Supervisor Chuck Washington and Senior Planner Steven Jones,

As a mountain cabin owner in Idyllwild, I am writing to ask you to please look into the unprecedented growth of STR's in the Idyllwild area. My parents built our little family cabin almost 30 years ago on a lovely lot, outside of town with a creek running behind the property when the winter rains have been plentiful. It has been our place with the feel of 'Heaven on earth' if you will.

Sadly these past few years have seen a huge uptick in people wanting to purchase cabins in the area in order to turn them into rentals rather than use them for their own getaway weekend family experience. We are now faced with different groups of people coming and going weekend after weekend and our little piece of heaven sometimes feels like hell. Large groups who come for the weekend can often be loud and noisy long into the night. That peace and serenity that used to greet my family and I everytime we arrived seems to be disappearing. Although the county now lists about 420 STR's in my area, which is up from 350 a year ago, on-line advertising indicates around 600!!! This means about 1 of every 6 homes or cabins in the Idyllwild area is a rental of some sort. I understand this is twice what many other resort communities such as Palm Springs and Temecula were experiencing before they set up strict STR regulations. And they have since set up regulations.

Please hear the cry of residents and cabin owners in Idyllwild who don't want their tranquil town turned into weekend only partiers who have no respect for those to whom the town belongs.

Sincerely,
Mrs. Cathy Foster

Virus-free. www.avast.com

From: John Jacobs <jjapogee@gmail.com>
Sent: Monday, February 14, 2022 4:11 PM
To: Jones, Steven
Subject: Short Term Rental regulation in the Idyllwild area

Follow Up Flag: Follow up
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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.

Hello-

I am writing to express my great concern as a longtime resident and homeowner in the town of Idyllwild- the proliferation of Short Term Rentals (STR's) has dramatically changed the character of my local neighborhood and the town as a whole, negatively impacting the quality of life in the area. The sheer number of these STR's have overwhelmed neighborhoods, creating numerous negative issues including noise, traffic, economic challenge for renters displaced by STR businesses, use of limited resources (water, sewer, emergency response), and many other problems.

Though Riverside County lists registered STR's in the range of 420 or so, simple searches of online advertising sources turn up closer to 600- this means that about 1 in 6 homes in the Idyllwild area are operating as STR businesses. This is more than twice the level of STR presence in other resort communities such as Palm Springs, La Quinta, Cathedral City and Temecula.

The current regulations that are under development by Riverside County appear to be targeted at the management of these STR's- getting them registered, assessing fees, creating systems by which to monitor their activities, etc. While these functions are important, there appears to be nothing in these regulations regarding limiting the actual number of STR's in the area as whole. New regulations should address **both** the issue of how STR's are managed, as well as the level of saturation of the area, and resulting imbalances to the community.

The Transient Occupancy Taxes that are collected from STR's are substantial- over $1 million from the Idyllwild/Pine Cove area at the time only 350 STR's were registered with Riverside County. If all of the STR's that are currently in operation begin to pay these taxes to the County, this will result in closer to $1.6 million yearly fees (not including application and renewal fees). A substantial portion of these funds should be directed towards the communities where they are generated...not into the black hole of Riverside County's financial system!

Besides the problems related to STR's, the Idyllwild area is suffering from issues related to dramatic increases in visitors (traffic, noise, trash), and over-development including the building of hotels, apartment complexes, and unpermitted, improperly zoned conversions of residences and buildings into multi-unit rental 'apartments'. Cumulatively, there is great degradation in the quality of life in the Idyllwild area directly related to these activities. For a start, regulating and limiting the number of STR's in this area is important to address this decline- I urge you to take strong, direct action on this matter.

John Jacobs
Idyllwild, CA

From: Alexandra DeCarlo <alex@twcvillas.com>
Sent: Monday, February 7, 2022 6:07 PM
To: Jones, Steven
Cc: Alex DeCarlo; Andrea Carter; Anna Duitruk; Bruce Hoban; Harris VRON; Jennifer Hartman; Jessica Hinton; John Mayo; Kim Herrlein; Nikki Harding; Olivier Chaine; Olivier Chaine; Roy Holeyfield; Tom DeCarlo
Subject: VRON Riverside County Response to Grand Jury Report on STRs
Attachments: VRON Rivco Response to Grand Jury Report STRs July 2021.pdf

Follow Up Flag: Follow up
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Dear Mr. Jones,

Our group, Vacation Rental Owners and Neighbors (VRON Riverside County), is interested in helping develop a strong short term rental (STR) ordinance to protect our neighborhoods and communities. VRON Riverside County represents over 80% of the permitted STR properties in the unincorporated areas of Riverside County. We are the largest stakeholder group associated with this Ordinance 927 regulating STRs. We have detailed solutions that can easily be incorporated into the 927.1 revisions and offer more practical and effective solutions than is currently being considered. Up until now, we have largely been kept out of the loop in developing STR Ordinance 927.1.

We all have the same goal: peaceful communities where STRs can co-exist with our neighbors without being noticed.

We respectfully submit our response to the Grand Jury Report on Short Term Rentals that came out July 2021. It is attached for your review.

Sincerely,
Alexandra DeCarlo
951-331-1515
On behalf of VRON Riverside County

VRON - Riverside County

Vacation Rental Owners and Neighbors

February 7, 2022

Honorable John M. Monterosso
Presiding Judge Superior Court of California
County of Riverside
4050 Main Street
Riverside, CA 92501

Re Civil Grand Jury Report titled Short Term Rental Response from VRON

Dear Presiding Judge Monterosso,

VRON Riverside County represents over 80% of the permitted STR properties in the unincorporated areas of Riverside County. We encourage responsible renting, sensible regulation and preserving the quality of life in the communities in which we operate STRs.

This correspondence is in response to the Grand Jury Report titled Short Term Rental. Below is VRON's position on the findings and recommendations in the Grand Jury Report.

Finding 1.
VRON agrees that the current draft revision of Ordinance 927.1 does not provide the protection needed "to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood". VRON would like to require "Best practices" such as "Eyes and Ears" on-site at all times to be required of all STRs. This can be achieved via proven technologies as well as an on-site host.

Recommendation 1.1. Property Inspections
VRON does not agree with the recommendation to include on-site inspections of STR location. STR properties should be treated the same as non-STR properties. On-site inspections are not needed to validate occupancy, parking, and visitor limits. On-site inspections DO NOT address the problems caused by STR's and would drain resources from responsible, licensed STR Owners/Managers that are currently being used to control noise, occupancy, etc. In addition, on-site inspections by Riverside County would open the county to liability from STR guests.

Recommendation 1.2. Verification of 24/7 local contact number.
VRON agrees with the recommendation to verify the 24/7 local contact number.

Recommendation 1.3. Defense and Indemnification Agreement
VRON does not agree with the recommendation for the STR owner to sign a Defense and Indemnification Agreement. The only reason the County would require such an agreement is because of

the liability the County brought onto themselves by requiring on-site inspections. STR properties should be treated the same as non-STR properties. This indemnification agreement DO NOT address the problems caused by STR's.

Recommendation 1.4. Neighbor Complaint Form
VRON agrees with the implementation of a neighbor complaint form ONLY if complaints can be confirmed by authorities in real-time. And/or repeated unverified complaints will be penalized by the County. Some neighbors of responsibly run STRs had "complained" of excessive noise when a property had no renters. Neighbors such as these are trying to get rid of the STR in the neighborhood because of fears of what "might" happen if it gets out of control. This fear has them report unwarranted complaints to authorities. Responsibly run STRs are at-risk if the complaints are not confirmed in real-time.

Recommendation 2. Increase in STR Initial Fees and Renewal Fees
VRON does not agree with increasing STR licensing fees. Licensed STR's who pay licensing fees and TOT taxes should not subsidize the enforcement personnel required to manage and reign-in unlicensed STR's. Approximately 68% of STR's operating in Riverside County are currently unlicensed. Had Riverside County focused on better controls of unlicensed STR's, the licensing fees collected would be 300% higher without raising licensing fees. Unlicensed STRs do not remit TOT taxes. If they were licensed and, thus, required to remit TOT tax, the annual TOT tax collected by Riverside County would exceed $5 million per year.

Recommendation 3. Rivco Planning Department MUST Collaborate with Sheriff's Department
VRON agrees that the Rivco planning department (who maintain a list of local contacts and STR addresses) MUST work closely with the Sheriff's department. Currently, too many Sheriff's resources are used to manage nuisance complaints that should be handled by the STR local contact within 1 hour of the complaint. Responsibly run STRs want to be notified if they are unaware of a nuisance on their property.

Additional VRON responses to other portions of the Grand Jury Report

VRON agrees with setting reasonable occupancy limits. VRON advocates occupancy limits based on lot size and size of rental unit. A local study has shown that 3 bedroom STR's cause the most nuisance violations with 1 and 2 bedroom STR condo's being a close 2nd. These units rent to fewer occupants compared to 4+ bedroom homes. Homes with 6+ bedrooms had the fewest nuisance complaints. The problem is not the occupancy limit, but the lack of controls on the occupants by poorly run, unsupervised (and most-likely unlicensed) STRs.

VRON does not agree with requiring STR's who already have Short Term Rental property insurance to add "Commercial/Business liability insurance with a minimum limit of coverage of $500,000. STR owner's who are already covered with STR property insurance should be considered full insured and not need additional coverage.

VRON does not agree with the self-reporting process recommended in the Grand Jury Report. Self reporting will only work with the compliant STR's. The problematic STRs will not self report and will thus have a "clean" record on paper.

VRON does not agree with signage identifying the property as an STR. This will not help solve the existing problems created by STRs. It will, however, This will create a crime problem for STRs and their neighborhoods because the time the homes are vacant are readily available online. This endangers our

housekeeping and maintenance personnel who may be on-site during a home invasion brought on by the signage. STR owners with permits have personnel in-place to promptly respond to problems caused by their STR guests.

VRON agrees with Riverside County adding additional code enforcement personnel to identify and shut down "party houses" and repeat offenders of the STR ordinance, noise ordinance and event ordinance. VRON recommends that additional enforcement personnel be used to prevent the nuisances caused by poorly managed STRs.

If you have any questions or concerns regarding VRON's response, please feel free to contact me using the information provided below.

Respectfully,

Alexandra DeCarlo
951-331-1515; alex@twcvillas.com
On behalf of VRON Riverside County Leadership Team

cc: Riverside County Grand Jury
Riverside County Clerk-Recorder
Riverside County Board of Supervisors
Jeffrey Van Wagenen, Riverside County Executive Officer
Juan Perez, Riverside County Chief Operating Officer
Clerk of the Board of Supervisors
County Clerk Recorder
Steven Jones, Principal Planner
John Hildebrand, Director of Planning
Chad Bianco, Riverside County Sheriff
Andrea Carter, VRON Leadership Team
Anna Duitruk, VRON Leadership Team
Bruce Hoban, VRON Leadership Team
Harris Vertliab, VRON Leadership Team
Jennifer Hartman, VRON Leadership Team
Jessica Hinton, VRON Leadership Team
John Mayo, VRON Leadership Team
Kim Herrlein, VRON Leadership Team
Nikki Harding, VRON Leadership Team
Olivier Chaine, VRON Leadership Team
Roy Holeyfield, VRON Leadership Team
Thomas DeCarlo, VRON Leadership Team

From: Alexandra DeCarlo <alex@twcvillas.com>
Sent: Monday, February 7, 2022 4:51 PM
To: Hildebrand, John
Cc: Jones, Steven; Alex DeCarlo; Andrea Carter; Anna Duitruk; Bruce Hoban; Harris VRON; Jennifer Hartman; Jessica Hinton; John Mayo; Kim Herrlein; Nikki Harding; Olivier Chaine; Olivier Chaine; Roy Holeyfield; Tom DeCarlo
Subject: VRON Riverside County Assistance with STR Ord. 927
Attachments: VRON Position on 927 DRAFT Points.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Hildebrand,

It was very nice meeting you in person after your presentation at the BOS meeting. My group, Vacation Rental Owners and Neighbors (VRON Riverside County), is interested in helping develop a strong ordinance to protect our neighborhoods and communities. VRON Riverside County represents over 80% of the permitted STR properties in the unincorporated areas of Riverside County. Attached is our position on several items of draft Ordinance 927 regulating short-term-rentals (STRs).

With upwards of 70% of the STRs in the county operating without a permit, there is a lot of clean up that needs to take place with the unpermitted short-term rentals in the county. Identifying them and making them accountable for getting permits and paying the TOT taxes (and possibly back taxes) is an important first step to ensuring the quality of life in our communities. VRON has sound practical solutions as to get control and keep control of the unpermitted STRs. The unpermitted STRs out-number the permitted STRs by over 200%. They cause the majority of the nuisance complaints and most of the burden on our Sheriff's department and the STR 800-number. Increasing permit fees for permitted STRs will only cause undo burden on the permitted group which is subsidizing the additional enforcement caused by unpermitted STRs. In fact, if the revenue from unpermitted STRs was realized there may be no need to increase the fees.

VRON is made up of permitted STRs. We have developed highly effective solutions to the problems you seek to solve. We feel that the STR ordinance should require STRs to follow the industry's "Best Practices" for keeping noise, parking and occupancy under control at their STR even when there's no management on-site. The technology available to help monitor guests is reliable and cost effective. STR owners/managers should be required to employ proven technology solutions to monitor their guests appropriately, while still giving them privacy inside of the home. Noise monitors are available that provide decibel levels at different locations on the property without recording actual conversations. These same noise monitors send text alerts to STR managers when noise levels exceed pre-set thresholds. The benefits of cost effective video surveillance such Ring cameras are readily available and are now widely used successfully. These solutions even offer 2 way communication that enables the STR operator to stop nuisance behavior at its onset, before their neighbor is disturbed.

We implore you to listen to our ideas and review our recommendations. We represent the largest stakeholder group associated with this issue and have largely been kept out of the loop in developing STR Oerdinance 927.1. We have detailed solutions that can easily be incorporated into 927.1 revisions

and offer more practical and effective solutions than is currently being considered. We all have the same goal: peaceful communities where STRs can co-exist with our neighbors without being noticed.
The current draft Ord 927.1 will not achieve this goal. The Grand Jury Report recommendations on Ord 927.1 will not achieve this goal

Can we schedule an in-person working meeting with you and the appropriate people in our organization at your earliest convenience? I noticed that the Director's meeting this Wednesday was cancelled due to no agenda items. It that a good time to meet? I assure you we will have our homework done and will pass on useful, practical solutions that can be acted on and written into the new STR ordinance.

I look forward to your response.
Sincerely,
Alexandra DeCarlo
951-331-1515
On behalf of VRON Riverside County

VRON Riverside County Position on DRAFT Ordinance 927 (Rev Feb 2022)

Issue	VRON Position
Max Occupancy per lot (not per dwelling unit on the same lot)	One (1) person per every two hundred (200) square feet of building area with max occupancy: • 2+ Acre lots Max Occ = 24. • Lost smaller than 2 acres Max Occ = 16 • Special Occupancy Variances for Large Properties Properties that are greater than 10 acres and whose living spaces exceed 6,000 square feet, may request a special variance on the maximum number of overnight guests that will be allowed at the property. Any variance must be approved prior to increasing the occupancy to exceed 24 overnight guests.
Parking	Allow parking on the property only in low density rural areas. In high density communities (1/4 acre or less), allow up to 2 vehicles on street parking
PROHIBITED ACTIVITIES	Events not prohibited but must be in compliance with the Temporary Events section of Ordinance 348.
Complaint Response Time	1 Hour to resolve complaint
Noise Levels	Refer to Noise Ordinance 847 (this is what everyone in Riverside County must comply with)
Sound Amplifying Equipment and Live Music	Refer to Noise Ordinance 847
Neighbor Notification	Keep notification to neighbors up to 100 feet away. Increasing this notification distance will not solve the STR problems.
Permit Fees	Keep permit fees as is: $250 for new STR permit, $100 annual STR permit renewal. This was a cost-based estimate of funds required per STR for proper enforcement. Enforcement needs to focus on non-permitted STRs to increase revenue. Permitted STRs should not be forced to subsidize the enforcement burden caused by non-permitted STRs.
Max STR's per Lot	For 2+ Acre Lots = Allow up to 2 STRs in Separate Dwelling Units (second unit, guest quarters, ADU or Jr. ADU) For lots smaller than 2 Acres = Allow a maximum of 1 STR
Require Eyes and Ears On-Site	Require non-hosted STR's to employ technology designed for Short Term Rentals to be alerted of excessive noise and be aware of the number of guests, parking issues and other nuisances that may be caused by their guests. Operators are required to actively monitor their guests to prevent noise and other nuisance violation in the community.
Unpermitted STRs	There needs to be a greater effort by Rivco STR enforcement to identify unpermitted STRs and require them to file for a permit within a short period of time (10 days?) of their notice of violation (of being unpermitted) or they will face fines if they continue to operate. These fines, if remain unpaid, may become liens on property. Fines should be significant and escalate: $250/night rented to start then goes to $1000/night rented.

From: Julia Frodahl <julia@juliafrodahl.com>
Sent: Monday, February 7, 2022 11:28 AM
To: Washington, Carolyn; Jones, Steven
Subject: STRs in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Supervisor Chuck Washington and Mr. Steven Jones,

I'm a resident of Idyllwild, CA. I'm writing with deep concern about the growth and impact that Short Term Rental properties are having on our community here.

I am experiencing the Short Term Rental situation to be a genuine threat to the peace, safety, and tranquility of my community, and it is an issue I feel very strong about as a voter.

The past two years, as the number of STRs have increased, I've had to spend numerous beautiful days in this forest with my doors and windows closed because of the immature tourist noises coming from these properties. I have also been kept awake as late as 3 or 4am numerous times by the parties, howling, shouting, and other loud noises that come specifically from these properties. I call the sheriff every time, which I find to be such a poor use of our law enforcement resources. But it usually takes them hours to respond. And the fees for breaking the sound ordinances are so low they don't serve as any deterrent.

We now have over 600 STRs up here in this very small residential community. That is 16.7% STRs at this point! We need an immediate 12 month moratorium on any new STR approvals so we can assess the situation and find a better way to regulate it before even more damage is done to this community. We also need more regulation on these properties, more funding to enforce the ordinances that already exits, and higher fines/fees for breaking them.

Please, gentlemen, help us keep our community safe and secure by addressing this matter of great concern to our community.

Thank you,

Julia Frodahl

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Friday, February 4, 2022 9:04 AM
To: Jones, Steven
Subject: Latest short term rental graph from Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Steve, just checking in, this visual is quite revealing, any updates on the release of the latest ordinance to the public? Thank you and have a good weekend sir.
Joel

AIRDNA MARKETMINDER

Idyllwild

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Overview

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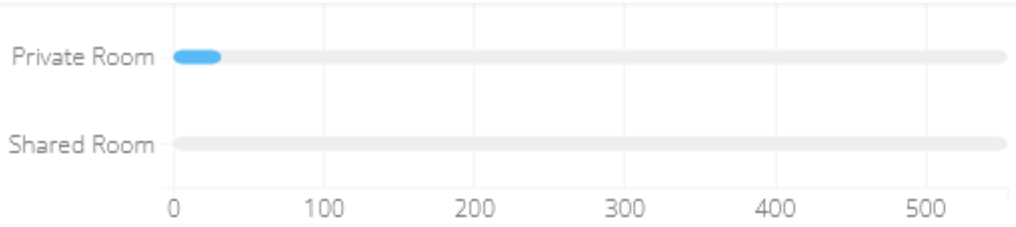
Pricing

Resources



Rental Channel

airbnb	Vrbo	Listed on Both
57%	12%	31%

Rental Size

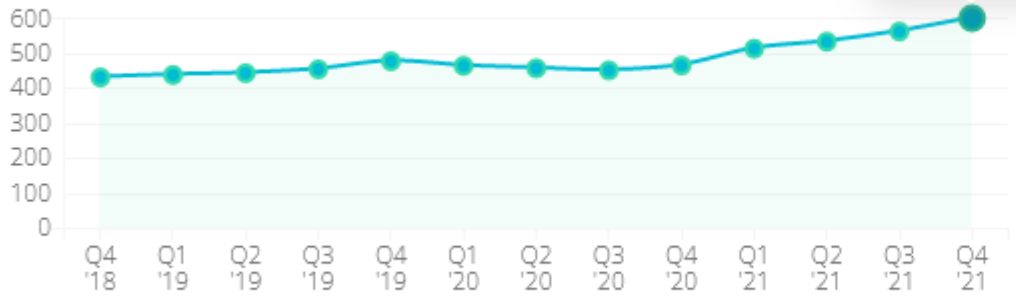
2.2 Bedrooms / 5.5 Guests on average



Rental Growth

7% Quar

Active Rental
601



Sent from my iPhone

From: Rob Bernheimer <rob@robbernheimer.com>
Sent: Friday, January 28, 2022 1:19 PM
To: Jones, Steven; Leach, Charissa
Subject: Estate Properties - Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Completed

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I'm reaching back out to see what the status is of the Short Term Rental ordinance - the timing and process moving forward.

Thank you.

Rob Bernheimer



Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

> On Nov 8, 2021, at 12:31 PM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Hello,
>
> Thanks for your email and comment letter and for contacting the County of Riverside. Your comments are being incorporated into the file material and are a part of the public record.
>
> Latest draft Short Term Rental Ordinance language and other information can be

obtained here (https://planning.rctlma.org/Advance-Planning/348UPD <https://planning.rctlma.org/Advance-Planning/348UPD>). Updates, based on your comments for and the County's Grand Jury's and ad hoc committee's findings are occurring this month.

Staff anticipates public hearings for the ordinance update to commence during the winter season 2021-22 at the Planning Commission, wrapping up early 2022 at the Board with changes that increase owner and renter responsibility and County accountability.

You may reach Planning staff at (951)955-0314 or sjones@rivco.org <mailto:sjones@rivco.org> to further discuss the impending updates to the Short Term Rental Ordinance.

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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County of Riverside California <http://www.countyofriverside.us/>
<image001.jpg><image002.jpg>

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Tuesday, January 18, 2022 4:53 PM
To: Jones, Steven
Subject: P.P.S. Re: Ordinance 927.1
Attachments: IMG_3647 (7).JPG; File0020-2 (2).jpg; RivCtyFireDept.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,

With Omicron rampaging about, we'd have a right to expect that this year is not going to be a lot of fun either. Still, here's hoping that this year will be more user-friendly than the last two.

If there is any update on the Ordinance 927.1 that you can tell me about, so I can forward that to the dozens of local friends, Clients, etc. who depend on me to keep them informed, I would love to have it?

In doing my research about all this I can't but worry that that Board of Supervisors will, as they did in January of 2016, be willing to allow things to go on mostly as they have, because there is money to be made from the transient occupancy tax on these short term rentals in the rural parts of the County. I think that you in the Planning Department are better positioned to see the health and safety of the public and of the environment as the highest good, especially in the parts of the County surrounded by State and National forest lands. In the mid-1970's, when I and a few others were working with the County on limiting growth in the Pine Cove/Idyllwild/Mountain Center area, it was only the Planning Department we worked with (especially Kay Ciniceros, who some years later became our area's County Supervisor). What was finally proposed then by the Planning Department was, so far as I know, merely rubber stamped by the Board of Supervisors. I don't expect that with the STR thing now having grown to such an extent in this area, that things will play out in the same way this time around. Still, if you present a well considered and well reasoned proposal, I don't see how the Board can reject it.

Something that you may have already thought to do, that I am now going to do, but that I haven't heard that anyone else has done, is get in touch with people at the Santa Rosa and San Jacinto Mountains National Monument and those in charge of overseeing the state and national forest lands that surround us here, to see if they want to chime in on this issue, if they haven't already. CalFire has been planning ahead for the next forest fire, but I don't know if anyone has been considering how things will play out if that next one comes from inside this valley, rather from outside of it!

Finally, and this is beyond my pay grade, our local Property Assessors and an Attorney I know seem very unsettled about the zoning issue. We all accept that the narrow R3-A belts around our commercially zoned areas here are appropriate for STRs. But if, as we understand it, the rest of our area is still technically R1-A, how is it that every house and cabin up here is now a potential "hotel" (the Board's term)?

As always, I do not envy your situation. Doing what's right, when moneyed interests are applying pressure, is not easy. But not doing it with regards to the forested areas of Riverside County will be inviting disaster. On this mountain, this STR problem is about more than noise and parking and a loss of a sense of neighborhood and community, though it is about all those things too.

Thank you for your efforts and consideration,

Dennis McGuire, Architect, Cedar Glen, Idyllwild (951 659 3177)

From: **Dennis McGuire** <mcguiredarcheetect@gmail.com>

Date: Thu, Dec 9, 2021 at 4:32 AM
Subject: P.S. to: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
To: <sjones@rivco.org>
Cc: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>

.....P.S.

I keep doing homework about all this and here are a few more of what I call "resonating factoids" to add to my case that for the sake of public safety you must rein in the STR Virus in the forested areas of the County:

1) Out of a possible score of 5, "The Wildfire Hazard Potential Score for Idyllwild and neighboring Pine Cove is 4.81, the sixth highest in the American West"! "That's a full point more than what the northern California town of Paradise had before it was destroyed by the Camp Fire"! (From: "As California's fire season starts, roads remain washed out and Idyllwild ponders its escape routes"--Palm Springs Desert Sun, 2019).

I'm hoping/assuming that you are in close contact with the County and our local Fire Marshals about this STR issue/problem and that you understand how our Fire Departments prefer to fight any fire that starts up here in a residential area: they want to connect a hose to the nearby fire hydrant, then connect that hose to the fire truck where the pump is, so they can then control the pressure of the water they shoot through their fire hose or hoses at the fire. BUT they can't do that on the dozens of narrow and often steep streets up here that they cannot go up or down in a fire truck! That's why you can't allow(!) STRs on any of the streets up here like that, nor can you allow STRs that are at the end of long and narrow driveways that a fire truck cannot go up or down!

2) "Investors are 51% of Southern California's home buying surge--Press Telegram"! And "The largest speculative growth was seen in Riverside and San Bernardino counties"! And "Airbnb will leverage the biggest impact on the residential real estate market in 2022, according to Chris Linsell, senior real estate writer for TheCloe.com"! (National Association of Realtors--11/14/21)!

3) And people who want to find a month-to-month rental up here are now advertising in our local Town Crier, because there isn't a "For Rent" column in our paper anymore. If you require what I proposed above, then those houses and cabins that do not allow for ready Fire Department access can be made available as month-to-month rentals, or sold to people who want to buy and live here, now that Idyllwild is a (wait for it) "ZoomTown". People who live here full time are a lot more likely to be considerate of our fire vulnerability than people who are here for a night or two*. No one was thinking about Global Warming and its implications when streets were laid out here many decades ago, and when cabins were built on either side of those (often narrow) streets. We're stuck with all of that and those. But we must face reality and in the face of it lessen the potential for fires, rather than add to it.

I'm aware that there is an "occupancy tax" to be garnered from any house or cabin that you allow to be an STR in the forested areas of this county. I expect that this is why 70 years of zoning requirements were tossed out in January of 2016--after all, by then there were already short term rentals in the hundreds up on this mountain, and in a few other rural parts of the county too. But concern for public safety now has to trump the fact that at this moment every house and cabin on this mountain is a potential "hotel"--your designation!

Sincerely,

Dennis McGuire, Idyllwild.....

*And this last summer, on warm afternoons, there were concerned calls made to the Sheriff and to the Fire Departments here about smoke coming from chimneys. It turns out that visitors were roasting marshmallows in a fireplace at one cabin and barbecuing dinner in the fireplaces of others.....

Date: Fri, Nov 19, 2021 at 4:52 AM
Subject: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
To: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>, <sjones@rivco.org>

.....Dear Superviors Chuck Washington and V. Manuel Perez, and Chief Planner Steven Jones,

I have pestered all of you about the short term rental issue from my perch on this mountain and I appologize for that. But I have imagined that my 48 years living and working here has given me a unique perspective. And maybe it has. Certainly, the four fires I have experienced over that period of time and the mandatory evacuations required by each (1974, 1996, 2013, and 2018--with each fire occuring nearer in time to the next one than to the last one) has focused my mind.

A group that cares about this Str issue put together a meeting at "our" Idyllwild Town Hall last week, but it was not like any I have attended in 45+ years. There were even a dozen or more people, people who have no personal or vested interest in Idyllwild, who showed up from the desert and from the wine country near Temecula (and they were highly vocal). And I am sure that you can guess why: Strs are now banned in residential neighborhoods in Palm Desert; completely banned in Temecula and Rancho Mirage (except where permitted by local homeowners associations); Cathedral City wlll phase them out (except for a few exceptions) by 2023; Murrieta has limited them to larger estates and rural areas; and there are some serious restrictions in La Quinta. These are all incorporated cities. If half of the Strs under county juristiction in the rural parts of the county are in Idyllwild, with another 300 or more here to be brought under that umbrella, then I can understand why these people might believe that so goes Idyllwild, then so goes all of the rural portions of the county--putting their vested self interests in jeopardy! But there may be a way to keep heads from exploding off the mountain, while dealing with the issues unique to the mountain:

1) Within the frame of the Ordinance, I propose that you decouple "the forested areas of Riverside County" from the rest, at least with regards to the issues specific to them: greater vulnerability to forest fires (they are called "forest fires" because they occur in forests), access issues due to snow and ice (which make it harder for emergency vehicles to get around--there are even county-maintained roads in these mountains that are so steep that for a day or two ice can make it impossible for snow plows, fire trucks, and EMT vehicles to get to where they need to go), and other area-specific issues that you are aware of but that I have not yet considered.

2) Our Sheriff's Substation in Garner Valley has a lot of ground to cover (Anza, Pinyon, Aguanga, Sage, Poppet Flats, Twin Pines, Garner Valley, the Santa Rosa Wilderness, in addition to Pine Cove, Idyllwild, and Mountain Center!). It would be prudent to require that all Strs in "forested areas" have local owners, so that quick responses to complaints and other problems will not have to wait for Sheriff Officers to get to where they are needed from wherever they happen to be within the vast area that they are expected to cover.

3) Given that the quality of roads in our "forested areas" range from good to terrible, Strs should be allowed only along County maintained roads (meaning roads that meet all County width, paving, drainage, and other standards), with houses and cabins at some distance from those roads to be approved or rejected as Str candidates by the County Fire Marshal (if the houses and cabins cannot be readily and safely accessed by the local Fire Department, they should not be allowed to be Strs). And by the way, if this became the criteria for where Strs are allowed, then a lot of cabins and houses outside of the approved areas could again become month-to-month rentals, because there has been only one(!) available over the last year in the entire Pine Cove-Idyllwild area and it was snatched up before my

friend could make the call (Yes, my friend and I have been looking for a cabin or house for him to rent for a year!).....

.....There may be other area-specific concerns that should also be listed, but those three are a good start. Now, as I'm sure you are aware, the zoning for the Idyllwild area was once split into three: CPS (for the commercial area), R3-A (a buffer zone surrounding that core), and R1-A (the rest of Idyllwlid). Now, R3-A was established, per the County, "to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings"! And yet, the latest Oridinance, introduced 11/17/15 and passed in January 2016, essentially turned all of this mountain into R3-A (at the least) and included a revision that allowed off-site parking(!), waived occupancy limits(!), and decided that the occupancy tax (TOT), justified because a "short term rental qualifies as a hotel", will go into the General Fund, but "cannot be earmarked and dedicated to enforcing the proposed ordinance(!). I'd like to believe that I am missing something here, but our research tells me that I'm not!

CALFIRE has learned from the fires I've experienced here over the last 47 years and is doing everything it can to prevent the next fire from outside our valley from getting into it. SCE is doing everything it can (replacing wires and transformers, trimming and cutting down trees, etc.) to make sure that if a fire starts from inside this valley, it won't be their fault (my wife and I have seven planned power outage notifications from SCE in our 2021 file and the year isn't over yet--though we are glad for their attentiveness). And our local Fire Departments are doing everything they can to keep us all safe. So, what are you going to do to reduce the risk of a fire starting from inside this valley (and hopefully not on a windy day)???.....

As before, I am including some of the County Fire Marshal's "Technical Policy" requirements for approving new "one- and two-family dwellings", as there may be requirements in there that should also be part of your new Ordinance (Along with other questions you might ask the Fire Marshal, you should ask if any structure approved as an Str should be sprinklered, as all new houses up here will have to be?). And as before, I am including what a small portion of Idyllwld looks like from the air, with the tree cover removed. It looks a lot like "Suburbia, anywhere USA", wouldn't you say? Except that all of it is under a canopy of trees!.....

I do not envy your situation with regards to all this. But I envy our situation here in these mountains even less! And to get Lincoln in on this issue too, you "hold the power and bear the responsibility."

Sincerely,

Dennis McGuire, architetct, Idyllwild, 951 659 3177 (And yes, that is a house I designed and built here in 1978-79 and, as you can see, it is clad with wood. I am proud of its design, but I look at it now and I am afraid!).....

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Riverside County Fire Department
Office of the Fire Marshal
2300 Market St., Ste. 150, Riverside, CA 92501 Ph. (951) 955-4777 Fax (951) 955-4886

Technical Policy

Title: Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures		
Technical Policy: # TP 16-001	**Effective Date:** 08/08/2016	**Revised Date:** 01/07/2020
Code References: 2019 California Fire Code, Sections 102.5, 503, 507, and California Code of Regulations, Title14, Section 1270 et al. SRA Fire Safe Regulations		

Purpose

The Riverside County Fire Department (RCFD) Office of the Fire Marshal (OFM) has prepared this policy to provide guidance to building officials, contractors, architects, business owners, consultants and the general public on local interpretations and practices that are considered to be in compliance with the California Fire Code (CFC). The purpose is to identify fire apparatus access and fire protection water supply requirements for one- and two-family dwellings, additions thereto and associated accessory buildings including, but not limited to, delineating when a driveway (or portion thereof) is considered a fire apparatus access road. The intent is to clarify aspects of the code that are vague or non-specific by addressing selected issues under normal conditions. The requirements of this policy shall not be construed as altering any existing code, law or regulation which may require fire protection features not covered or alluded to in these requirements, nor shall they waive any requirements of any code, law or regulation. The reader is cautioned that the guidance detailed in this policy may or may not apply to their specific situation, and that the OFM retains final authority to determine compliance.

Scope

This policy is applicable to new one- and two-family dwelling, additions to existing one- and two-family dwelling and one- and two-family dwelling accessory building construction proposed at one- and two-family dwelling parcels that contain no more than two buildings, with no more than three dwelling units and any number of accessory buildings.

Fire Apparatus Access Requirements for Driveways at Individual Parcels

Fire Apparatus Access Road - Where Required

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet.

Fire Apparatus Access Road Width and Vertical Clearance

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 12 feet, exclusive of shoulders, and 1 foot on each side for a total 14 feet unobstructed horizontal clearance, with an unobstructed vertical clearance of 13 feet 6 inches.

Grade

Unless otherwise approved by the RCFD Fire Marshal, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent.

Angles of Approach and Departure

The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade for 25 feet of approach/departure.

Turning Radius

The inside turning radius of a fire apparatus access road shall be in accordance with any of the following:

- For curves of 18 to 50 feet inside radius, the driving surface shall be 20 feet minimum. A 56 foot straight leg is required between turns in a compound curve to provide sufficient recovery distance for the apparatus.
- For curves greater than 50 but less than or equal to 100 feet inside radius, the driving surface shall be 16 feet.
- For curves greater than 100 but less than or equal to 200 feet inside radius, the driving surface shall be 14 feet.
- For curves greater than 200 feet inside radius, the driving surface shall be 12 feet.

An alternate design meeting the intent for apparatus turning may be approved by the RCFD Fire Marshal.

Turnarounds

For those parcels located in the Local Responsibility Area (LRA):

- A turnaround shall be provided to all building sites on fire apparatus access roads over 150 feet in length, and shall be within 50 feet of the building.
- The minimum outside turning radius for a turnaround shall be 38 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 80 feet in length.

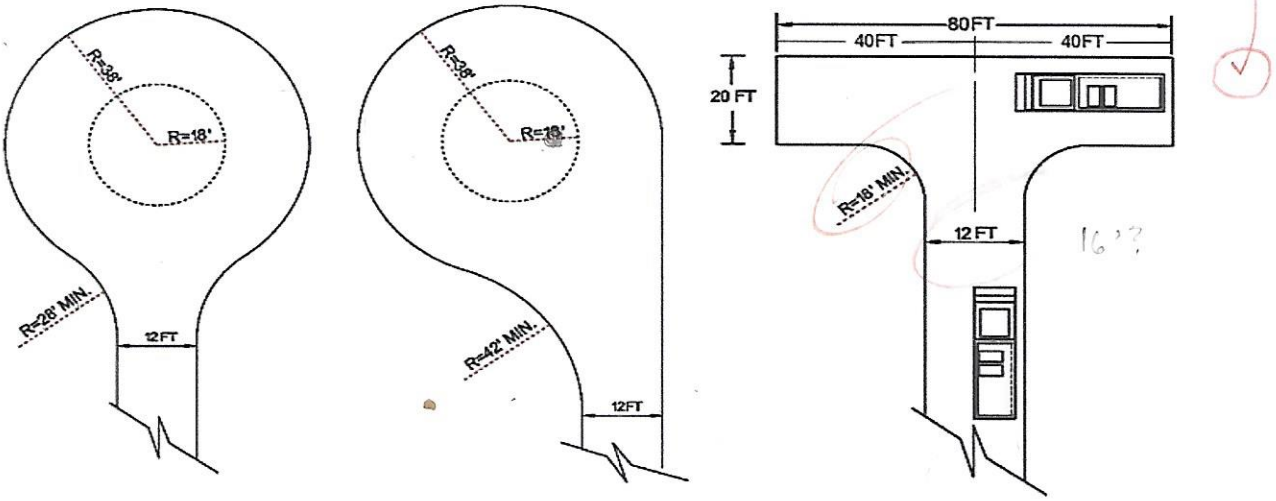
For those parcels located in the State Responsibility Area (SRA):

- A turnaround shall be provided to all building sites on fire apparatus access roads over 300 feet in length, and shall be within 50 feet of the building.
- The minimum outside turning radius for a turnaround shall be 40 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 60 feet in length.

The cross slope within a turnaround shall not exceed 5 percent in all directions.

Example diagrams of approved turnarounds

LRA:



From: Kevin Chao <nomsg714@gmail.com> on behalf of noMSG <noMSG@elsewherestudios.com>
Sent: Tuesday, January 18, 2022 1:49 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; distric4@rivco.org; District5
Subject: Regarding Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I'm a homeowner in Riverside County, and yes i sometimes rent out my cabin in Pine Cove - Idyllwild as a Short Term Rental (STR).

As a homeowner, its very evident that the draft Ordinance 927.1 fails in addressing the real issues that are at play.

Not all STRs are the same, thus shouldnt be treated as such.

I take great pride in uplifting the community and neighborhood, and the last thing i would want is to bring harm or disruption.

What we do need is accountability.

We pay our taxes, we run permits, we do everything required and more. Im am all for contributing to the county for a smooth operating eco system.

There are definitely poorly ran rentals that is leaving a bad taste in certain neighborhoods, but that does not mean ALL strs are like that. And if proper enforcement of existing regulations are actually taking place, these problem rentals would be less inclined to continue behaving poorly.

I took a run down cabin and dumped way more money than i had to uplift the home and make the neighborhood more pleasant.

The proposed signage does nothing but uglify a neighborhood. I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns.

For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient

Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

-Kevin Chao

From: Taylor Rodger <tayrodg@yahoo.com>
Sent: Tuesday, January 18, 2022 1:21 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

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It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Taylor Rodger

From: Janet Burton <janetburton99@gmail.com>
Sent: Monday, January 17, 2022 6:26 PM
To: Jones, Steven
Cc: Jimm Burton
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Thank you for the opportunity to provide comments on the proposed changes to the Short Term Rental regulations. We are current owners of a short term rental at 54440 Valley View Drive (Permit # RVC-1297). We are extremely supportive of the proposed updated regulations for STRs. We strongly believe and support the concept of being a good neighbor, providing a safe and enjoyable experience for our guests, and economic input to the local community.

The only concern we have is on Section 8, N - requiring an identification sign. We have a concern by having a very visible sign that our property becomes a target for break ins and robberies. While there are many properties around us that are second homes and often unoccupied, a person casing the area would not know that, but by putting up a sign we become a prime target for crime. We would recommend that the information suggested for the sign be provided to neighbors in the initial notification when a permit is obtained.

Thank you for considering this concern.

Best Regards

Janet Burton
Mailing address

3712 Main Street
199
Chula Vista, CA 91911

Physical Address
Calle Victoria #28
Col. Puerto Escondido
Ensenada, Baja California, 22794
Mexico

Cell: (541) 604-4095
Email: janetburton99@gmail.com

"If your actions inspire others to dream more, learn more, do more and become more, you are a leader." – John Quincy Adams

From: Greg Stolrow <gstolrow@cox.net>
Sent: Saturday, January 15, 2022 10:18 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3; District 4 Supervisor V. Manuel Perez; District5; gstolrow@cox.net
Subject: Idyllwild VR - Ordinance 9271

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello Steven and members of the Riverside County Board of Supervisors –

We recently learned of the proposed ordinance to control short term rentals in the mountain community of Idyllwild. We appreciate and applaud your courage to take on this very important issue.

We are second generation property owners in Idyllwild, dating back to 1968. I personally can truly recall what Idyllwild "used to be" and how time has been both kind and harsh to this tiny village. I can remember when the busy and overcrowded streets we see every weekend were at one time a once or twice a year phenomenon. The growth of the Inland Empire and eastern San Diego County has fueled the immense change we have in the town of Idyllwild. The stress of living in "the flat land" (as we used to call it) is visible in the lack of manners and impulsive behavior the weekly visitors bring up the hill with them. We see evidence of their lifestyles at home in how they drive, how they party and play music, and their treatment of the forest as an amusement park and not what is one of God's sacred works. Those that appreciate a more relaxed and peaceful way of life in Idyllwild are being overrun and the vacation rental situation is a prime cause for this unwelcome transformation.

Our weekly home is located in the seaside village of San Clemente. We own a home in an area of San Clemente that is primarily rental units. I can speak first hand of the lack of concern or respect transient dwellers have for their surroundings. I can also speak to the impracticality of expecting law enforcement to control behavior of renters of any length of time. We battle this issue of vacation rentals in San Clemente and what we know is the solution to controlling the impact of vacation rentals can only come from decisive action by local government. Expecting highly limited law enforcement professionals to control renter behavior is unrealistic and frankly impossible.

We encourage you to follow through with the passage of Ordinance 9271. The preservation of this precious community and its beauty are at stake here. I will leave you with this thought about Idyllwild. I remember when my parents decided to buy our family home in Idyllwild at 25-200 Glen Road. My mother had spent her childhood going to Arrowhead with her grandparents. Her motivation for suggesting to my father that they buy a home in Idyllwild and not Big Bear or Arrowhead was its tranquility and rustic feel. Please help keep that vision of my mother's that extends three generations now alive and safe.

Thank you,

Gregory Stolrow

gstolrow@cox.net
949-315-0435

From: Jaymes Green <jaymesgreen007@gmail.com>
Sent: Thursday, January 13, 2022 6:43 PM
Subject: Supporting Idyllwild STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Riverside County representative, as a property owner in Idyllwild, I'm **very disturbed about Draft Ordinance 927.1**. I do not operate a vacation rental, but have seen the positive impacts on our town. At the Town Hall discussion on STRs in Idyllwild in Dec. 2021, by far, the **majority of residents attending the meeting were in favor of leaving vacation rentals alone**. Very few voices were there complaining about them. They have brought an amazing prosperity to Idyllwild as they have for over a century. Yes, Idyllwild had vacation rentals at the turn of the century. If you try to impose new laws and fees, STRs will just go "underground" and you'll really have a mess. From 2016-2020 **Riverside County collected $5,608,904 in TOT fees**. As cities & counties continually struggle with budgets and spending, why would you want to kill or decrease this revenue?

Bottom line, people move to Idyllwild to have less government and regulations in their lives. If I want to responsibly operate a vacation rental at some point in the future to help with my expenses, I should be able to. If I wanted to be regulated to death, then I'd move to Los Angeles. Please don't make it a hassle to live here in the forest. Thanks, Jaymes Green Idyllwild Property owner

--
Jaymes Green

From: Francis Hawkings <francis@plainsong.us>
Sent: Thursday, January 13, 2022 12:05 PM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5; District2
Subject: Comments on Draft Ordinance 927.1 - particularly signage, section 8(N)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steve:

We would like to add our comments on Draft Ordinance 927.1. We are Pine Cove property owners whose home was previously heavily rented as an STR by its prior owners (without any complaints, as far as we know); we have not yet rented the property as an STR but may do so in future (we hold a current registration). Our street (Marion Ridge Drive) has several STR properties on it, including two very close to ours, and we have not encountered any STR nuisance from these properties since we bought our home in August 2021.

1. In general, we support the comments made by the Idyllwild Vacation Rental Owners group. We think that their point of view - which can be found here: https://idyllwildvro.org/responding-to-the-concerns-raised-by-the-str-petition - is reasonable and is a good balance between the interests of STR owners and the rest of the community, whose interests we certainly also respect. We agree with the Idyllwild Vacation Rental Owners group that some of the claims of those opposed to STRs, outlined in the link above, are overblown and poorly substantiated, particularly their claims regarding septic issues, increased fire risk, increased water usage, and the impact of STRs on long term rental availability.

2. We agree that STRs should strictly abide by noise and parking rules, which we think are the crux of the problem, and that there should be adequate resources to enforce these rules. (Incidentally, the only noise problem in our neighborhood comes, every fine day, from a 30-year resident who uses an amplified outside music system.)

3. We think that the signage requirement, Section 8(N) is unfair and objectionable. As the the Idyllwild Vacation Rental Owners group point out, such signs would open up STR owners to personal harassment, negatively impact the beauty of our neighborhoods and serve as a notice to would-be burglars that the

home is often unoccupied. The requirement is unfair because no other households are required to advertise their identity (like our amplified-noise neighbor referred to above); because advertising homeowners' identity could obviously open them up to abuse of several different kinds; and because Section 8(D) outlaws any other sort of advertising other than these signs which would make the STR homes and their owners, operators and local contacts more vulnerable.

We hope that you will reconsider Section 8(N).

We would be happy to discuss this further. Thank you for considering our point of view.

Regards
Francis Hawkings
Carla Morgenstern
--



From: Bev McCullough <bevmc2@gmail.com>
Sent: Sunday, January 9, 2022 11:10 PM
To: Jones, Steven
Subject: Impacted Idyllwild homeowner responds to 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Mr Jones,

We would like to have you hear a voice supporting 927.1 and two suggestions about STRs in Idyllwild. Our home is in Idyllwild. We love the mountains here and our home. We understand and are sympathetic to nice people wanting to enjoy this area too. However.....

The Situation calls for a Moratorium on more STRs in Idyllwild! Enough is enough!

There are currently 6 short term rentals within close hearing distance of our house on Cassler.
Two STRs on Strong, Two STRs on Darryl. Three STRS on Wayne and a house on the corner of Cassler and Darryl for sale.
I just learned today that a 2200 sq foot house on Cassler two lots from us just sold, sight unseen, to an investor who will work with a contractor and turn it into a VRBO.
That will make 7 STRs..possibly 8.. within five lots on all sides of us.
Additionally, two other people on my street have indicated they are considering selling to STR investors also.

Suggestion #1: During a moratorium on more STRs in Idyllwild, is there a way of regulating how many STRs there can be per square mile?

I have never been notified of who to contact at any of these properties if there is a problem.
I have searched through STR listings, called the property management companies, called again, left text messages. Nothing.
Unless the property is managed by a nearby owner, there is limited response.
These problems occur on weekends...not when you can reach anyone or find out who owns these properties. I have called the Sheriff's office in frustration. They have been very nice..however, that is a poor use of resources and tax dollars.
These are all businesses and should be regulated as such. They are disturbing the peace and impacting our freedom to enjoy our home.,
As it turns out I was recently able to help Compliance identify that one of these houses managed by a rental agency did not even have a license, although it has been rented for over 20 nights a month for over $300 a night for the last two months and is owned by investors in San Diego.

Livability and Liability

To have a vibrant community you need a ratio of Users and Givers.
Users use services and do not contribute to the community except by supporting businesses.
Givers are the volunteers that make a community work.

When Tom and I moved here we took the training to be CERT volunteers.
I look at our neighborhood now and wonder what would we do in an emergency?!
With so many homes now STRs that are owned by out of town investors....who will help the renters?
We have only two ways in or out.
Do STR renters know the way out?
Do they know where the DAS Units are located?
Will they be Users or Helpers?

- What if we have a fire? We have had a fire evacuation in the past five years.
- What if we have flooding? We have had our only access roads closed with major damage in the last five years.
- What if we have an earthquake? According to Earthquake Trac we have had 757 earthquakes of 1.2 magnitude or greater in the last 365 days.
- In the last three days we have had 7 quakes of 2.5-3.3 magnitude.
- Idyllwild and our access roads are located just miles from the San Jacinto Fault, the most active fault on the San Andreas and one road with large boulders is near the San Andreas itself.
- The following report states a 99.72% risk of a 5.0 earthquake in the next 50 years.:
- https://www.homefacts.com/earthquakes/California/Riverside-County/Idyllwild-Pine-Cove.html
- Do these homes have food and water for an earthquake?

Noise

My definition of loud and unacceptable noise is when I can hear it inside my house with the windows closed or I cannot enjoy my property outdoors during the day or evening due to loud music, drunken laughter and loud conversations.,
This is not the noise that I hear from my regular neighbors who go about their lives working in the yard, calling each other in for dinner, etc.
This is a whole other situation...Party noise...non stop!
It really does impact the quality of life in our neighborhood and makes it unbearable some days! When you have to stay indoors or leave your property to enjoy your day, it is wrong!

Suggestion #2: Require STRs to install Decibel meters.
I have learned that responsible, present STR owners living on or very near a property use these.
Let the renters take some responsibility instead of relying on neighbors complaining to Compliance or calling the Sheriff and the county having to expend resources to address a problem that could be more easily solved.
Clarify that noise issues do not start at 10 pm. It is the constant party atmosphere in many of these houses from the time of arrival to time of leaving that impinges on our ability to enjoy our own home.,

Water

We are suppose to manage our water use due to potential shortage.,
However, when I speak to the local water districts I find that they do not keep data on use/residence after it becomes a STR vs before so there is no data at this time to tell if STRs with 8 people, a hot tub,

showers, toilets and laundry between several uses per week are using more water than previously. This is very concerning!

Conflict...It's constant!

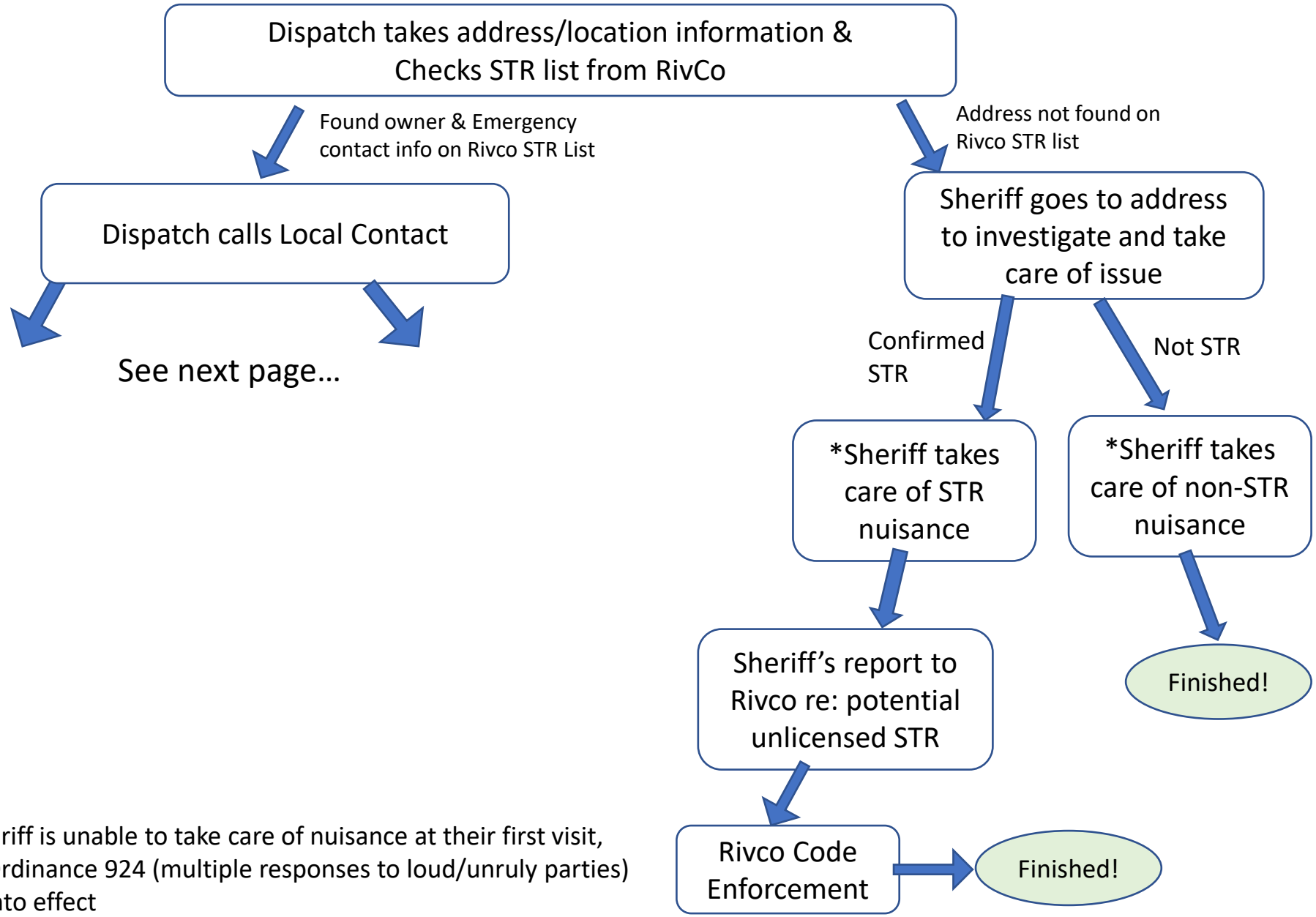
We should be able to enjoy our days without spending time trying to find who to contact regarding a rental:
Without having eight cars in the driveway blocking the roads
Without calling the fire department when a party is occurring with three foot flames shooting off a barbeque on a wooden deck.
Who checks these houses to see if the barbeque placement is safe? If the houses and accomodations for the numbers of people in them are safe?
Without having a dog attack us as we walk out of our garage. The dog belonging to the STR renter next door.
Without having STR children sled in our driveway and under our car.
Without having STR children having snowball fights with snowballs hitting our bedroom window.
Without going to a Town Hall to voice our concerns and being treated rudely by a group of very vocal, organized, intimidating people who do not even live in Idyllwild, but are convinced that their right to make money is more important than our right to enjoy our home and old age. I understand that this group, including outsiders from Desert areas, is motivated by the fear if restrictions are placed on STRs in Idyllwild that it might happen in other areas where they have invested as well.

Thank you for all you can do to address these issues...especially calling for a moratorium until a balance of STRs to residents is established to have a viable community and helping residents not be intimidated to speak out about our experiences.

T Dickinson
B McCullough
25835 Cassler Drive
Idyllwild, CA 92549

STR Controls Using Fortified and Supported Sheriff's Dispatch (page 1)

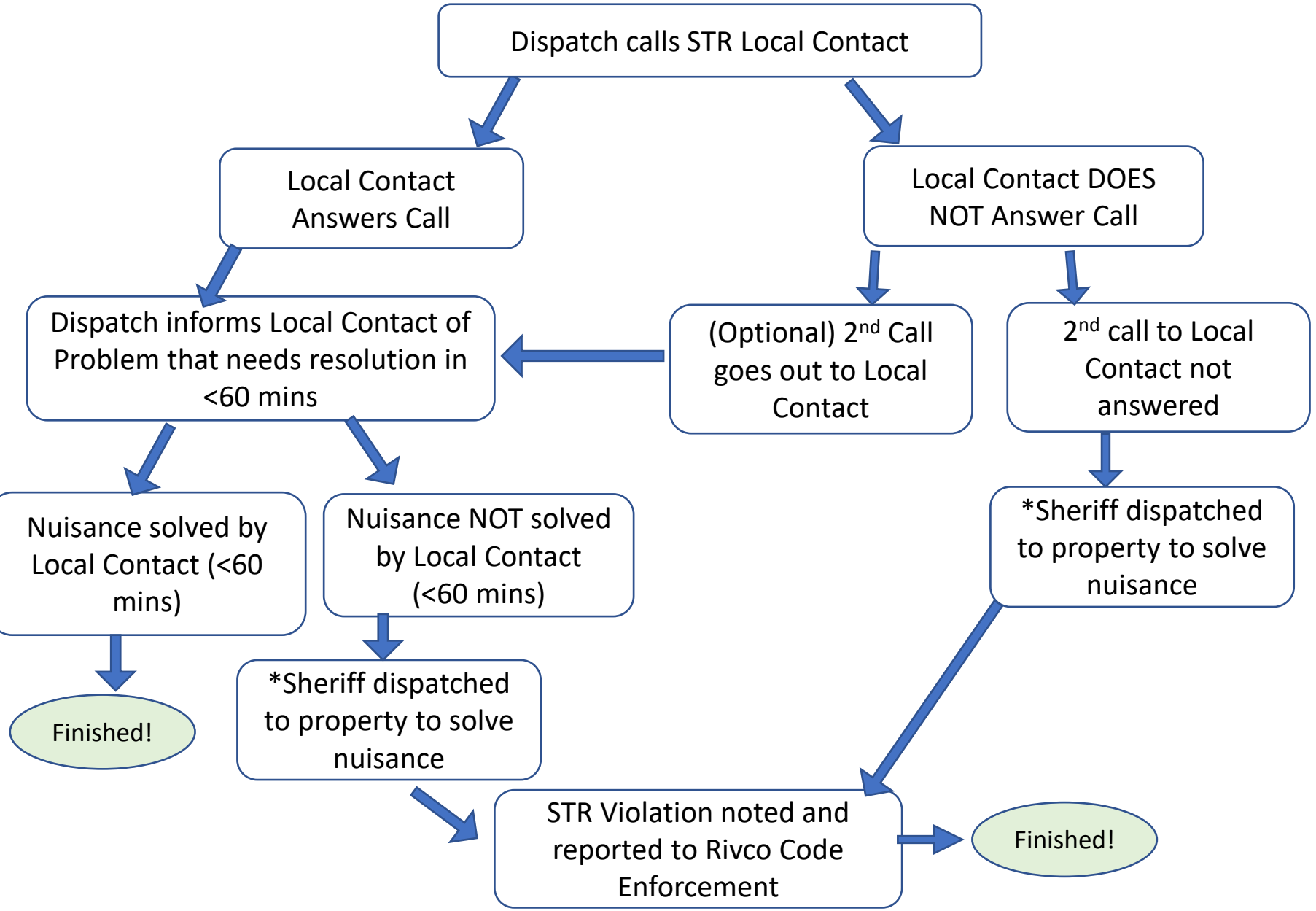
Rivco Resident notices noise, parking or trash nuisance and calls Non-emergency dispatch Rivco Sheriff…



*If Sheriff is unable to take care of nuisance at their first visit, then Ordinance 924 (multiple responses to loud/unruly parties) goes into effect

STR Controls Using Fortified and Supported Sheriff's Dispatch (page 2)

Rivco Sheriff dispatch Found Owner & Local Contact info on Rivco STR List…



From: Terry Shirley <tshirley5181@gmail.com>
Sent: Thursday, January 6, 2022 12:04 PM
To: Jones, Steven
Subject: Fwd: VRON RivCo Recommendations for Draft Ord 927
Attachments: VRON Taking Care of STR Problems Using Sheriff Dispatch DRAFT.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Happy New Year Steven,

The email below was sent to me and should go to you. You may have already heard from Alex, but I'm forwarding just in case.
I know you've received another email from another resident who worked to get signatures from local residents so hopefully both emails will be helpful. Both are probably more pertinent when the revised 927.1 is released for public input.

Do you have a date yet on its release? You explained the process earlier and said that after review it would be released for public review.

Thanks very much for all your work on this.

Bests,

Terry
Terry Shirley

Sent from my iPhone

Begin forwarded message:

> **From:** Alexandra DeCarlo <alex@twcvillas.com>
> **Date:** December 16, 2021 at 1:49:24 PM PST
> **To:** Terry Shirley <tshirley5181@gmail.com>
> **Cc:** Tom DeCarlo <tom@twcvillas.com>, Anna Duitruk <annetarealty@hotmail.com>, Olivier Chaine <oliver@chaine.net>
> **Subject: VRON RivCo Recommendations for Draft Ord 927**
>
> Hi Terry,
>
> Thank you for your patience on this. I needed to share everything with our VRON leadership team and make sure they're all on-board.
>
> **VRON (Vacation Rental Owners and Neighbors) RivCo Background:**

VRON RivCo (VRONRC) was formed in February 2021 and we now represent well over 80% of the STR properties in Riverside County. We believe in smart regulations, best practices and effective policies that create a win-win for neighbors, renters, businesses, property owners, and the community at large. We are a group of responsible STR owners & operators who want to control "party houses" and unlicensed STR's who are a nuisance to our community. https://www.vronrc.org/

On behalf of VRONRC, We are respectfully requesting that you review the recommended best practices below and complaint resolution flow-chart attached. The goal is to eliminate 95%+ of the problems caused by mis-managed STRs. We feel that the best practices should be incorporated into Ordinance 927.1 and that the nuisance complaints should follow a tight process that will ultimately identify STRs who are repeat offenders and non-licensed STRs.

Best-Practices Recommended by VRONRC:

Ordinance 927 should require non-hosted STRs to have:

- Ears: Noise sensor that will notify owners/managers when the noise levels exceed permissible levels
- Eyes: Cameras in parking and curb areas that allow owner/manager to see whether or not there's a parking problem and/or trash problem and confirm number of parked vehicles for STR

Well-managed STRs who meet the above requirements will take care of most of the problems before a neighbor is bothered the STR is causing a nuisance.

Managing Nuisance Complaints:

Currently, residents call-in complaints to 2 phone numbers:

1. The STR 800# (not mentioned in Ordinance 927 nor the draft)
2. Sheriff's non-emergency dispatch.

Things we know:

- Most of the phone calls (90%+) coming in to the STR 800# are for information regarding paying TOT taxes and getting an STR license and not for nuisance complaints.
- Most of the nuisance complaints from neighbors are going directly to the Sheriff's non-emergency dispatch. Estimates are that over 80% of complaints go directly to the Sheriff's dispatch.
- Sheriff's non-emergency dispatch does not have the list of currently licensed STRs and the contact information for them (local contact and owner). Because dispatch does not have the contact info for STRs, they end up dispatching a Sheriff instead of calling the STR Local Contact or Owner to take care of the problem.
- Our current system of fielding noise complaints is using **MORE Rivco Sheriff resources** than it should. Most STR nuisance complaints can and should be taken care of directly by the STR Local Contact or Owner.
- It's difficult to get residents to use the 800# instead of calling the Sheriff's department. Residents who need to call-in a complaint are likely under duress and will probably continue to call the Sheriff's department instead of the 800#. We know this based on past experience. These are the same residents that

receive an annual notification of a licensed STR operating nearby which includes the 800# for complaints.

Attached is a DRAFT Complaint Flow Chart that uses RivCo Sheriff's non-emergency dispatch to receive nuisance complaints from residents. The idea is to give dispatch the information they need to call the STR Local Contact directly to resolve the complaint. In order to do this, RivCo would need to add personnel to their dispatch center and provide the information they need to contact STR Local Contacts directly. This will prevent dispatching Sheriffs to take care of an STR problem unless the Local Contact is not available (which is a violation in-itself).

VRONRC is recommending that the calls go through the Rivco Sheriff's non-emergency dispatch and that they follow the flow chart in the attached document. This will do several things:

- It will identify unlicensed STRs and their information will go to Rivco code enforcement.
- It will motivate current STR owners/managers to communicate with their neighbors (as they should per Ord 927) so that nuisance calls will go directly to the STR Local contact and/or Owner.
- It gives the Sheriff's dispatch an option to call the STR Local contact and/or Owner instead of deploying a Sheriff to the property, provided that:
  - The STR Local contact and/or Owner information is current and
  - The STR Local contact and/or Owner answers the call from dispatch reporting the nuisance
- Most STR nuisance complaints will be resolved without Sheriff intervention
- If Sheriff intervention is required to eliminate an STR nuisance, then the STR will receive a violation.

Our current system is over-using our Sheriff's when the STR Local contact should be doing the work of controlling their guests.

VRONRC is interested and available to help Riverside County solve its STR problems. We would like to be involved in drafting the revised Ordinance 927 so that it's effective at minimizing problems caused by STRs. We want to avoid adding burdensome regulations that use RivCo resources and STR management resources and don't address the main problems: excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of trash.

Thank you for your time. I look forward to a productive relationship!

Alex DeCarlo
VRONRC Leadership Team
951-331-1515

From: Alin Maxon <amax@cox.net>

Sent: Thursday, January 6, 2022 11:45 AM

To: Jones, Steven

Subject: Idyllwild Short Term Rental - In support of short term rentals but not signage and penalties

Follow Up Flag: Follow up

Flag Status: Flagged

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Dear Steven,

I am a Riverside County homeowner who makes my property available as a Short-Term Rental (STR), and I also enjoy using my cabin when I can. I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees.

Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information.

Not only will such signs be an eyesore in our beautiful neighborhoods, but they're *a flag to passers-by that this property may be vacant and why is that necessary at all? It doesn't make sense. My home already was vandalized once and I really don't want to go through that experience again.*

This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Sincerely,

Alin Maxon

I’m not sure if you need the property address to ensure that I in fact am the property owner but just in case that is beneficial here is the property address of my Idyllwild property:

25841 Shady View Drive, Idyllwild, CA 92549

From: tricia kuehl <tricia.kuehl@yahoo.com>
Sent: Sunday, January 2, 2022 6:09 PM
To: Jones, Steven
Subject: Odinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello

Can you please let me know the status of Ordinance 927.1? When is the County holding the public hearing regarding the short term rental issues that were discussed in the grand jury findings?

Thank you for your help!

Tricia Kuehl
Temecula Wine Country resident

From: Christina M. Felice <christina@felicephotography.com>
Sent: Saturday, January 1, 2022 12:08 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area

residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Christina M. Felice
323.793.4072
http://christinamfelice.com/
http://instagram.com/sono_felice

From: David Wall <davidwallnut35@gmail.com>
Sent: Friday, December 31, 2021 3:29 PM
To: Jones, Steven
Subject: Draft Ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear, Steven Jones

I am a property owner in Idyllwild and I have some very serious concerns regarding the proposed revisions to Draft Ordinance 927. Examples of some of the concerns I have include increased fees for homeowners and the requirement to implement unattractive signs that impact the beauty of our community and will absolutely attract potential burglars to our homes. Who is going to take responsibility when our homes are broken into because of this shortsighted regulation? The abuse of the privacy rights of law-abiding, tax-paying homeowners is also an issue. As for increased fees for homeowners, it is clear that the tax-paying homeowners are already overburdened with fees and taxes.

Instead of addressing the much-needed enforcement of noise violations and public nuisance complaints, it again places undue burdens on owners. These revisions could set precedents that could infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

The focus needs to be on the real issue: Enforcement of the Rules that are already in place. Homeowners expect their representatives to protect their privacy rights as well as their property rights. Enforcement would alleviate the noise and nuisance concerns.

Thank you,
David Wall

From: Sarah Wall <sarahhelenawall@gmail.com>
Sent: Friday, December 31, 2021 12:52 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steve Jones,

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Instead of addressing the much-needed enforcement of noise violations and public nuisance complaints, it again places undue burdens on owners. These revisions could set precedents that could infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

The focus needs to be on the real issue: Enforcement of the Rules that are already in place. Homeowners expect their representatives to protect their privacy rights as well as their property rights. Enforcement would alleviate the noise and nuisance concerns.

Thank you,

Sarah Wall

From: Deb <trubbledog@aol.com>
Sent: Thursday, December 30, 2021 10:55 AM
To: Jones, Steven
Subject: STR's opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Idyllwild Guardians!
I am a long time owner of a home in Idyllwild. I am adamantly opposed to B&B's for various reasons.
This is our quiet community. We don't want bright lights, noisy parties, garbage, traffic, parking situations, etc. The list goes on.

We did not buy up here to put up with parties. STR's are something we should fight tooth and nail.

Please don't allow this in our beautiful neighborhood. Please don't destroy our beautiful dark skies and our wonderful wildlife that survive on dark and quiet. WE are all caretakers of this wondrous nature.

Thank you for listening.
Deborah Zak
Proud owner on Rising Glen

From: cartoonerz@aol.com
Sent: Thursday, December 30, 2021 10:03 AM
To: Jones, Steven
Subject: Letter - Ordinance #927.1 - Idyllwild California

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello.

I am writing regarding the pending Draft Ordinance 927.1 affecting Short Term Rentals in Idyllwild, California.

As an Idyllwild homeowner of over 30 years at 53301 Rising Glen in the Fern Valley area, I had purchased the home for the peace, serenity and pleasantness of the area to enjoy and care for the natural beauty of Idyllwild.

It has become increasing and alarmingly obvious that there is a fast growing and ever more urgent need for stronger and more stringent controls and regulations in place for Short Term Rentals. In particular. with regard to what has become an increasing blight of operations such as AirBNBs, etc.

More often than not, the peace of mind to which we are all entitled to up in Idyllwild is now being consistently violated by the loud music, party noise and bright lights of renters who come up here to simply do what they want without consideration of neighbors nor the environment.

I have personally had to confront people at such rentals who carelessly smoke and simply toss their cigarette and cigar butts wherever they please and are usually hostile to being asked not to do so. In this intensely fire prone California area, the danger is obviously more than self-evident.

The lights and noise also have a detrimental effect on the wildlife and certainly defeats any concept of "Dark Skies." The wildlife we have long shared our lives with is becoming ever more and more scarce.

I used to be able to go outside see the beauty of the Milky Way in the night sky. That has become all but impossible due to the ambient light that now pervades in the area.

I realize that rentals have long been an integral part of Idyllwild's fabric and economy. I do not have any issue with responsible owners who may rent their cabins so that others may also enjoy the community and environs.

Unfortunately, there seems to be a major movement by outside investors to simply buy up properties to turn them into constant and irresponsibly run businesses. To them, Idyllwild is become nothing more than something to callously exploit.

I receive calls at least several times a week from concerns trying to buy our house for the purposes of turning it into an AirBNB type of operation. These are not "homeowners." They are outside business concerns seeking to exploit the area without any true regard for the area and lifestyle.

Not to put too fine a point on it, but basically Idyllwild and the surrounding area are under greedy assault by outside interests.

I advocate passage of Ordinance #927.1 with enforceable regulations, strict regulatory laws and substantial fees paid by owners who are truly just operating a business in order to adequately cover the costs of effective and vigilant enforcement.

Please act decisively before the beauty and lifestyle of Idyllwild becomes just a memory.

Thank you.

Thomas Tataranowicz
310-317-8668

From: Sophie Cooper <sophiecooper226@gmail.com>
Sent: Tuesday, December 28, 2021 10:20 AM
To: District3 Information; Supervisor Jeffries - 1st District; District2; District 4 Supervisor V. Manuel Perez; District5; Jones, Steven
Subject: STRs in Idyllwild

Follow Up Flag: Follow up
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Dear Steven,

I have been a frequent visitor of Idyllwild for the past decade, and I often rely on short term rentals or airbnbs for my stay. I have serious concerns about some of the proposed revisions to Draft Ordinance 927.1. Some of those revisions—including increased fees for homeowners, and the requirement to implement unattractive signs that will both impact the beauty of our community and attract potential burglars to homes that are sometimes unoccupied—are problematic.

Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, it places undue burdens on owners and could set precedents that could infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR). Instead of going down the slippery slope of property rights, let's focus on the real need: enforcement of the rules that are already in place. Let's designate a County official who can focus on enforcement, funded by the collection of the Transient Occupancy Tax, rather than putting that burden on owners.

These short term rentals make it possible for me to visit this beautiful town, see family, and contribute to the local economy.

Thank you,

Sophie Cooper

From: Jeremy Dunworth <jeremydunworth@gmail.com>
Sent: Monday, December 27, 2021 10:13 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Jeremy Dunworth
Subject: Regulation of Short Term Vacation Rentals in Riverside County and draft ordinance 927.1

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Dear Steven,

I was alerted to the existed of a proposed ordinance improving regulation of short term vacation rentals in Idyllwild by a mailing from IdyllwildVRO.org. I and my wife are property owners in Idyllwild who do not rent out our home. I have serious concerns about the opposition to Draft Ordinance 927.1. I reviewed the ordinance and I find that the proposed regulations are well drafted and effective. In fact, I specifically think the the increased fees for homeowners, the requirement to implement informative signs, and the requirement for short term vacation rental operators to respond within 60 minutes to complaints regarding the condition or operation of the Short Term Rental or Guests' conduct at the Short Term Rental will improve the quality of our community and relations between short term vacation rental operators and other residents and owners.

I believe that the ordinance as drafted will address much-needed enforcement for noise violations and public nuisance complaints, by placing reasonable burdens on short term rental owners and will provide accountability for the personal choices made by short term rental owners. The only thing I would change in the draft ordinance is that I would increase the annual permit fee for short term vacation rentals. I suggest $2500.

Thank you for all you do for our community and I hope Ordinance 927 is adopted and encourages responsible behavior among short term vacation rental owners and their customers.

Sincerely
Jeremy Dunworth
Residences in San Diego and Idyllwild

858 449 8565

From: pattona@fastmail.net
Sent: Monday, December 27, 2021 11:13 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3; District 4 Supervisor V. Manuel Perez; District5; kelly@experienceidyllwild.com; erin@experienceidyllwild.com
Subject: Draft Riverside Co. 927.1: No Exterior Sign Please

Follow Up Flag: Follow up
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Dear Mr. Jones,

As way of introduction, my husband and I have owned a residence on Tahquitz Dr. in Idyllwild since 2001. This is a cabin that was originally purchased by my father in law in 1990 as a year round home and was passed to us when he died in 2001. Although we've never lived full-time in Idyllwild we've considered ourselves part-time members of the community since we've been visiting Idyllwild and patronizing its businesses for over 30 years. We've made friends with full-time residents and our neighbors. We even allowed a movie "Don't Look Back" to be filmed in the property as a way to boost the Idyllwild economy in 2013. This was not a money-maker for us but the film crew hired local extras, had meals catered and rented other local properties to house actors and crew and all around featured and patronized other businesses of which generated sales and transient occupancy tax and revenue for the County during a really bleak economic time. We were happy to do it as spending time in Idyllwild and its high country has brought us so much joy over the years.

Responsible owners and operators like us want reasonable and enforceable rules. Inconsiderate guests, owners and operators impact everyone and usually include property damage and other issues. When we placed this family home into vacation rental service over twenty years ago we did and still regularly reach out to our neighbors to ensure our guests are not causing problems. They have our number as well as our property manager's contact info.

Currently we or our property manager meet all of the requirements in the proposed ordinance except for the exterior sign requirement. I have a grave concern about effectively advertising that our home is a vacant home for much of the month or that the guests may be unfamiliar with the area. It's been a while but there was a real problem a few years back with homeless people moving into unoccupied properties. There was a further problem with a series of "Hot Burglaries" whereby someone was targeting tourists and would come in while folks were sleeping and taking wallets and purses. I don't know if that person was ever caught. Since the draft ordinance requires that this same information be given to neighbors within 300 feet of the property, I see no benefit to the signage other than elevating the risk for break-ins and danger to guests of the property.

Should you have a need for further information please reply by return email. Thank you for your attention and consideration of our public comment.

Sincerely,
Arlene and Lindsay Patton

From: Wayne Donaldson <mwdonaldson13@yahoo.com>
Sent: Sunday, December 26, 2021 10:19 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Milford Wayne Donaldson
Subject: Riverdside County Draft Ordinance 927

Follow Up Flag: Follow up
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Dear Steven,

I'm a Riverside County homeowner who makes my property at 52895 Big Rock Road, Pine Cove (Idyllwild) CA 92549, available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such

enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Milford Wayne Donaldson, FAIA
Architect Milford Wayne Donaldson FAIA
7754 Greenridge Way
Fair Oaks, CA 95628

(916) 532-8004
mwdonaldson13@yahoo.com

From: Tony Soto <tony.j.soto@outlook.com>
Sent: Saturday, December 25, 2021 8:39 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns regarding Draft Ordinance 927.1

Follow Up Flag: Follow up
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Dear Mr. Jones, et al

I currently own a second home in the unincorporated area in Idyllwild and have concerns regarding Draft Ordinance 927.1. This is our vacation home that we currently rent out part time as a (Short Term Rental) and are using the rental income to help pay a portion for this house as our plan for retirement. To help assist our children (one with a strong case of ADHD) with their on-line education and to lower her risk of infection due to her own health concerns, my wife took off work the bulk of 2020 during the pandemic. Renting out our cabin as a STR has been a significant contributing factor in helping replace some of our lost income and preserving our future nest egg.

These are some additional concerns that I have:

* Section 8N: Forcing a homeowner to advertise that their house with an STR sign is a recipe for disaster. It's well known that rentals make easy targets for break-ins and theft.
* Section 8D/8N: Many people with mountain vacation homes have names for their properties and some like us have a cute sign with the name on the property. Do we to remove this if someone arbitrarily considers it an advertisement?
* Section 8D: I feel like the town is being turned into a big homeowner's association. I understand the intent but things like monitoring paint seems too big brother-like or allowing someone to file a complaint about paint can easily lead to abuse.
* Section 8I: If I am understanding this correctly, a family of 3 can't rent a home if there is only one parking space. This tells me that the real intent of this ordinance isn't to have reasonable policies in place for STRs but rather to find ways to slowly remove them. Also, the 1 person per 200 square feet rule is arbitrary, can be impractical, and difficult to enforce.
* Section 10: This is clearly onerous, excessively bureaucratic for all parties involved including for County staff and can increase costs across the board. This section supports that the notion that the intent of the legislation is to find ways to remove STRs rather than make them work.
* Section 11: Considering each day for a violation to continue as a separate offense is impractical when one considers how long it often takes for a violation to even be brought to a party(ies) attention, especially when such notice is done via paperwork and mail.
* In general, it seems like all owners are being punished for the actions of some renters. Though admittedly few, there are cases where someone uses such policies to frame another party to achieve their agenda. Anyway, I believe a wiser policy should focus on ensuring renters are the ones responsible for their own actions and that renters are made aware of their responsibilities as is typically already done in rental agreements done by good property owners and managers.

The businesses in Idyllwild relies largely on tourists. Efforts to reduce tourists by targeting STRs are counter-productive and will ironically diminish the appeal of the town over time with less revenues flowing in.
My wife and I love Idyllwild. There is a charm there not found in many other places. I'm sure more effective and less burdensome policies can be put in place that better address many issues that people have. There are items in this legislation that can help, such as a good neighbor brochure. Let's work towards things like that and not add bureaucracy.

Respectfully,
Tony Soto

From: Mark Muzilla <mmuzilla@hotmail.com>
Sent: Friday, December 24, 2021 12:19 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

We are Riverside County homeowners who recently bought a property in Idyllwild on Doubleview Drive.

My wife and I are writing to express support for the draft revision of Ordinance 927.1. We believe the changes are reasonable and will help hold those who are engaging in Short Term Rental's accountable for any issues they create.

As new homeowners, we don't even know which properties adjacent/near us are being operated as short-term rentals. Also, even if we determine that they are being used as short-term rentals we don't know who to contact if there are issues. It's very frustrating to effectively have a small motel next to you, not know it and not know who to contact regarding issues.

The new ordinance makes several key changes that are important to keep the neighborhood pleasant.

1. Changing the written notice of a STR from 100ft to 300ft to ensures that neighbors who may be impacted are made aware instead of just the neighbors that are immediately adjacent to the property.
2. Requiring a sign be posted with who to contact that is visible from the street means I now know who to contact if there is an issue. This is hugely important. The current ordinance is essentially useless if we do not know who to contact regarding issues. This also ensures that as houses change hands and new owners move in, they know where the STRs are and who to contact.

We are in full support of the changes. They are reasonable and will ensure accountability of those responsible for the provisions in the current ordinance.

Mark and Grace Muzilla

makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes

to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

From: Amanda St Claire <amanda_india@yahoo.com>
Sent: Friday, December 24, 2021 10:04 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; bricegtb1@gmail.com
Subject: Idyllwild STR Draft Ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

We are Riverside County homeowner who makes our property available as a Short Term Rental (STR) when our family isn't using the home. We are concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, we are writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus,

advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is our hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, we again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

We are not out-of-town greedy city dwellers as so many of the complaints allege. My husband and I are Navy Veterans and we are responsible tax-paying citizens who maintain our property in excellent condition and hold our guests to high standards. We have never had any complaints from our neighbors. We are not opposed to government oversight. We just urge that it be approached in a logical and fair manner. We would also like to see some of the TOT we pay allocated to the community of Idyllwild.
Thank you, Amanda St. Claire & Gary Brice

From: michael angeloff <michaelangeloff7@gmail.com>
Sent: Thursday, December 23, 2021 4:35 PM
To: Jones, Steven
Subject: please vote no on short term rental regulations in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr Jones

I am a local attorney and property owner in Idyllwild. I also own a short term rental in Idyllwild. This correspondence is being sent to you to encourage you to vote NO on the pending implementation of additional short term rental regulations.

We have NEVER had a complaint about our tenants or occupants. We believe that additional bureaucracy will offer no magic bullet to improve behavior or enforcement of short term rentals . I have been for decades and believe that the additional costs for some as yet untenantable security, ths "sign" out front and square footage regulations are unnecessary and violative of our right to contract and use our property as we see fit..

We are responsible owners and our property is literally named "Paradise in the Pines" . Please do not interfere with what has been a very successful business and integral part of my retirement..

As it sits now, our business is win, win . The restaurant owners win, the local business owners win, the city wins. This is an unnecessary and overblown attempt to micromanage my business and as such, I assure you , I will take any and all actions, including litigation if necessary, to fight any overblown and unnecessary interference with my rights as a citizen and property owner. . Thank you for your consideration./ Michael Angeloff

From: Jim Casey <jim@painless.tv>
Sent: Thursday, December 23, 2021 10:07 AM
To: Jones, Steven
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

I first discovered Idyllwild 32 years ago as a young rock climber and immediately fell in love with the area, renting homes for weekend stays whenever possible. My wife and I were only recently able to afford a home in Idyllwild, and were fortunate enough to buy one of the many weekend rentals we'd enjoyed during the past three decades. We've spent the better part of the past 6 months improving the home, making it safer, more eco-friendly and more visually pleasing to neighbors, while pouring tens of thousands of dollars into local businesses.

We only wish to introduce others to this charming community in the same way we were introduced, and in turn, continue to help sustain its delicate economy through the occasional Short Term Rental (STR) of our home, which we've listed with a small Idyllwild-based rental service.

I'm, of course, writing to you in regards to the proposed revisions to Draft Ordinance 927.1. These revisions do not appear to be an effective solution to the community's concerns, but rather a gateway to a new stable of problems. If disturbances have, in fact, increased in frequency, the solution is to identify and fine the *violators*, thereby creating a database in the process that categorizes offenders and informs future legislative decisions. The proposed unsightly lawn signs will only advertise unoccupied homes to bad actors, resulting in a higher frequency of break-ins, and far worse crimes if a home presumed to be empty is, in fact, occupied. Forcing law-abiding homeowners to publicly identify their properties as STRs is potentially dangerous and a likely invitation to future litigation against the county.

Perhaps most troubling is that these proposed revisions are apparently being considered without any comprehensive data or statistical analysis. It seems a small but vocal group of residents may be under that impression that short-term "outsiders" may somehow jeopardize Idyllwild's charm. It's a narrow-minded perspective that reflects poorly on our community, especially because the opposite is true: No small community – especially one populated with quaint cafes and gift shops – can thrive on local patronage alone. Visitors to Idyllwild are key to the community's economic health, and in my 30-years of experience, they always have been. Attempting to discourage potential visitors from contributing to our economy will only financially punish local restaurants, gift shops and services.

Rather than mandating that hundreds of homes display lawn signs that compromise safety and privacy and instituting a blanket increase on Certificate fees, please consider allotting a portion of Transient Occupancy Taxes to fund law enforcement officers to issue fines, which in turn, would fund continued enforcement that would properly address our community's concerns. Simply pointing fingers without truly identifying the culprit would be an emotional overreaction, not a practical solution.

I greatly appreciate your time and your attention to this matter.

Warm regards,

James P. Casey
25356 Fernleaf Dr.
Idyllwild, CA 92549

From: Michael Andelson <michael.andelson@gmail.com>
Sent: Thursday, December 23, 2021 8:55 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Michael Andelson
Subject: STR Regulations in Idyllwild

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Mr. Jones,

As a longtime property owner in Idyllwild, I am opposed to short term rentals. Notwithstanding, I understand the County is moving forward on Draft Ordinance 927.1 and that a greater number of STRs are something I will likely have to learn to live with as investors acquire investment properties in the Idyllwild area.

Although I am sure you have heard it all, I bought my cabin in Idyllwild based on the character of the neighborhood, and the fact my cabin was not in a business area, or subjected to typical problems associated with commercial areas, including noise, high traffic volume, trash, and people I do not know.

My cabin is landlocked, except for a recorded easement that provides my family and I, as well as the fire department, ingress and egress. The easement is over my lower neighbor's property. Because the gravel easement is open to allow my use, it provides a convenient place for uninformed visitors (or STR guests) to park. When someone parks on my easement I am required to exit my car, go to my neighbor's home, and request the vehicle be moved. If my neighbor is not at home, and their guest's vehicle remains parked on my easement, I have no way in or out of my cabin except to walk. Moreover, if a vehicle is parked on my easement, there is no way for the fire department to drive up to my cabin should the need occur.

For the reasons set forth above, and in particular the importance of keeping the easement to my cabin open, I oppose STRs. Owners who feel they should be allowed to use their homes for STRs often don't live in the neighborhood, or they see their cabin as a sort of timeshare, where they can visit from time-to-time, but primarily rely on their investment for tax benefits.

The County should not ignore the negative impacts of STRs. No matter how good the efforts to control noise, increased traffic, trash, and the increased activity of having multiple people occupy a cabin for a "fun weekend", those of us who bought and look to our properties for the peace and quiet, are adversely impacted.

The County should maintain the strictest of standards, with 24 hour property STR contacts, and immediate response time for nighttime noise complaints. It is of little value when noise complaints at 10 pm are not answered until "the next business day." While STR owners often argue, "Instead of going down the slippery slope of property rights, let's focus on the real need: enforcement of the rules…" the reality is no matter how well intended, government is unable to effectively address immediate problems. Onsite property owners are the most effective means of enforcing problems associated with STRs. Anything short of that requirement is problematic.

Thank you for not forgetting the legitimate needs of property owners who are not using their cabins for a tax write-off.

Michael Andelson
54165 Strawberry Valley Dr.
Idyllwild

Sent from Mail for Windows

From: Nona Solowitz <nona@solowitzyehcpa.com>
Sent: Wednesday, December 22, 2021 5:46 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: STR

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.

Please read:

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the

licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Stay Well, Stay Safe, Stay Healthy



Nona S Solowitz CPA, CGMA
Managing Partner

Solowitz | YEH
CERTIFIED PUBLIC ACCOUNTANTS

760.423.0133
nona@solowitzyehcpa.com
solowitzyehcpa.com
71-650 Sahara Road, Suite 1, Rancho Mirage, CA 92270

Due to the ***high volume*** of emails, phone calls, and client appointments, please allow 1-2 business days to allow me to respond to your email. I will respond to your message in the order received. If you need immediate assistance, please call our office and someone will be happy to assist you.

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This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client, accountant-client, or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me at the above

email address. Thank you.

Stay Well, Stay Safe, Stay Healthy



Nona S Solowitz CPA, CGMA
Managing Partner

Solowitz | YEH
CERTIFIED PUBLIC ACCOUNTANTS

760.423.0133
nona@solowitzyehcpa.com
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From: Jawad Mohammad <aardjawad@me.com>
Sent: Tuesday, December 21, 2021 5:45 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Homeowner concerns regarding STR ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I'm a writing to you as a concerned property owner in Idyllwild-Pine Cove area in Riverside County. I have a permit to use my property as a short term rental, and observe all rules set forth by county ordinances. I would like to convey my deep concerns with proposed changes in the draft Ordinance 927.1.

I ask the County to reconsider these, particularly the proposed signage and notification requirements.

Section 8 (N) states that owners will be required to post a street-visible sign which includes their name and phone number. Not only would such signs be unsightly in our beautiful community, this poses a privacy and security risk for guests and the property. The signage is a beacon for burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in higher crime and less safe neighborhoods. Broadcasting names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but it not clear as to the responsibility of the County upon submitting of the report.

The revised ordinance 927.1 adds to bureaucracy and put us at safety risk. The new rules penalizes responsible homeowners. Instead, I recommend focusing on enforcement of existing rules and regulations. The bad actors will continue to ignore the rules. The proposed changes only burdens those of us who want to do the right thing.

I urge you to not proceed with these revisions and instead focus on better enforcement of the existing ordinances.

Thank you for your consideration,

Jawad Mohammad
Riverside County Resident and Homeowner

From: Capaci-Northcutt <artjnky@pacbell.net>
Sent: Tuesday, December 21, 2021 4:51 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns about Short Term Rental (STR) Regulations in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear County Representatives for Idyllwild,

RE: Short Term Rental (STR) Regulations in Idyllwild

As a long-term property owner in Idyllwild, I have serious concerns about the proposed revisions to Draft Ordinance 927.1.

These proposed revisions include increased fees for homeowners, in addition to the requirement to implement unattractive signs -- signs that would impact the beauty of the Idyllwild community and attract potential burglars to homes that are sometimes unoccupied. This is highly problematic.

Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, the proposed revisions place restrictions on owners. The proposed revisions could set precedents that may infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

Idyllwild needs to have the ability to enforce current rules for disturbances.
HOW TO DO THIS? This could be done by a designated enforcement officer (County official or Sheriff deputy) authorized to issue fines, have vehicles towed, and document repeat offenders whose short-term rentals are abusing the system.

HOW FUNDED?
1) Earmark a portion of the Transient Occupancy Tax for this specific enforcement.
According to the County's Grand Jury Report, STRs generated 1.6 million dollars in transient occupancy tax in 2020.
2) Additional revenue for such enforcement could be generated by an increase in the occupancy tax and supplemented by the fines 'the dedicated officer' issues to the short-term renters who violate noise and parking ordinances.

Thank you for your consideration.

Nick Capaci
artjnky@pacbell.net

From: Jonde Northcutt <jnorthcutt@mac.com>
Sent: Tuesday, December 21, 2021 4:51 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns about Short Term Rental (STR) Regulations in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear County Representatives for Idyllwild,

RE: Short Term Rental (STR) Regulations in Idyllwild

As a 40-plus year property owner in Idyllwild, I have serious concerns about the proposed revisions to Draft Ordinance 927.1.

These proposed revisions include increased fees for homeowners, in addition to the requirement to implement unattractive signs -- signs that would impact the beauty of the Idyllwild community and attract potential burglars to homes that are sometimes unoccupied. This is highly problematic.

Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, the proposed revisions place restrictions on owners. The proposed revisions could set precedents that may infringe on the rights of all homeowners, regardless of whether or not they operate a Short Term Rental (STR).

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2) Additional revenue for such enforcement could be generated by an increase in the occupancy tax and supplemented by the fines 'the dedicated officer' issues to the short-term renters who violate noise and parking ordinances.

Thank you for your consideration.

Jonde Northcutt
jnorthcutt@mac.com

From: Lea Deesing <leadeesing@gmail.com>
Sent: Tuesday, December 21, 2021 4:42 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Short term rental concerns

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I hope you are well.

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees,, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for

violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Norman and Lea Deesing

Sent from my iPhone

From: Mike Clarken <mikeclarken@gmail.com>
Sent: Tuesday, December 21, 2021 2:09 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: in SUPPORT of DO 927 revisions

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

As a property owner in Idyllwild I am writing ***in support of*** some of the proposed revisions to Draft Ordinance 927.

Some of those revisions—including increased fees for homeowners, *which is where costs should be incurred*, and the requirement to implement signs *that will make it possible for homeowners to be held accountable for the impacts of their business in a residential area*, are a step in the right direction. The argument that these signs are unattractive and invite burglary are ridiculous as Idyllwild homes are already replete with a) signs (!), and b) part-time residency.

I am also, of course, in favor of much-needed enforcement for noise violations and public nuisance complaints. *This is not a private property rights issue* the minute the STR owners start operating their home as a business. I am not against STRs, but if we are going to continue to allow mini-motels in our residential neighborhood, let's treat them that way as a community.

Thank you,

Mike Clarken, Idyllwild

From: Ilia Florentin <ilia.florentin@gmail.com>
Sent: Tuesday, December 21, 2021 12:15 PM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Letter to express my concerns about draft Ordinance 927.1

Follow Up Flag: Follow up
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Dear Steven,

I'm a Riverside County homeowner who makes my property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

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While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Ilia Florentin

--
Ilia Florentin
Email: ilia.florentin@gmail.com
US cell: (310) 948-8401

From: Douglas Crews <dougcrews@gmail.com>
Sent: Tuesday, December 21, 2021 12:02 PM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Mr. Jones and others-

We own property in Riverside County which we occasionally make available as a Short Term Rental. We've recently become aware of proposed changes to county laws which seem likely to degrade our neighborhood with useless and counterproductive ordinances.

Specifically, increased STR Certificate fees are not a valid solution to the concerns of regulatory enforcement. We think a better solution would be to ensure we're collecting all the revenue from Transient Occupancy Taxes and violation fines. In addition, a dedicated enforcement officer would go a long way toward addressing community concerns regarding noise complaints, illegally parked vehicles, etc.

Similarly, requiring owners to self-report complaints within two days is excessively burdensome, and fails to describe what the County will do in response. Is this simply to gather data to be stashed in a filing cabinet? And requiring a sign on STR properties will be an eyesore and a clear indication to burglars which houses are occasionally empty and may have unfamiliar faces. This seems likely to increase crime in our beautiful tranquil neighborhoods, with no real benefit to the neighbors.

Instead of unfairly increasing fees and regulations across the board, we would urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

Nobody wants neighborhoods that are full of noise complaints, jumbled vehicles, and frequent loud parties. As responsible owners of a property that occasionally is rented out, we take these concerns seriously. We live there too, at least part of the time, and we have no desire to see our peaceful, beautiful community be dragged down by inconsiderate guests. To the extent that such complaints are inevitable in any neighborhood, we would suggest that a comprehensive database be kept of all STR complaints so that we have an accurate picture of what problem(s) we need to solve.

Please reconsider the provisions of Draft Ordinance 927.1. We think the solution is worse than the problem.

Thank you,

-Douglas & Ellen Crews
Idyllwild

From: Griess, Christopher <cgriess@casinopauma.com>
Sent: Tuesday, December 21, 2021 7:59 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1 doesn't work.

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

I'm a Idyllwild homeowner who makes my property available sometimes as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally

operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Chris Griess | **Database Marketing Manager**
Direct Line | 760-891-7951

Casino Pauma
YOUR CASINO

From: Terri Savage <tlsavage@verizon.net>
Sent: Monday, December 20, 2021 6:18 PM
To: Jones, Steven
Cc: tlsavage@verizon.net
Subject: FW: Short Term Rentals in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Steven,

I only have a 450 square foot cabin that fits only 4 people. It's walking distance to town. This cabin has been in my family since the 50's. I'm 72 years old

And the only way I can afford to keep this cabin is by doing short term rentals and I have never had a complaint from my neighbors. This cabin is my pride and joy

I feel the owners that are abusing the system should be penalized, not the rest of us that are keeping our town clean, noise conscience, and beautiful.

This ordinance is another way for us to lose our property rights and freedom. It will also in courage break ins. Bringing in the bad guys is not going to

Help beautify our community.

I'm a Riverside County homeowner who makes property available as a Short Term Rental (STR). I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from

Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Terri Savage Idyllwild property owner
tlsavage@verizon.net

From: J R <mopsos.jr@gmail.com>
Sent: Monday, December 20, 2021 1:26 PM
Subject: NO to 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Supervisor,

As a small business and property owner in Idyllwild I have serious concerns about some of the proposed revisions to Draft Ordinance 927.1. Some of those revisions—including increased fees for homeowners, and the requirement to implement unattractive signs that will both impact the beauty of our community and attract potential burglars to homes that are sometimes unoccupied—are problematic.

I have seen substantial economic benefit in our community as a result of short-term rentals, and I fear that 927.1 is taking the wrong approach. Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, it places undue burdens on owners. It further violates the simple American right to use of our properties and could constitute and unfair, unconstitutional and uncompensated taking of our properties by the county. While this last issue will likely be resolved by the US Supreme Court in short order by existing cases moving towards the bench, this County could choose to not listen to a small, vocal minority of owners who seek to regulate to overregulate and instead champion the rights of property owners. Further, many of the STR owners are first time 2nd home owners and many represent various minority communities. The only way many of these owners can invest in our town, and enjoy property ownership, is to rent out their home when they are not in residence. As often happens, a few weathier, vocal and largely white property owners seem to wish to redline Idyllwild and disenfranchise less monied owners and people of color.

Our community has suffered from a lack of tourism in the past, but we are now thriving. Tourists pay occupancy taxes that can help fund proper enforcement of county ordinances, Further, they spend their money in our community, which generates sales tax revenue for the County which, in turn, helps further improve our area. Let's not risk jeopardizing the positive community and economic growth we've been experiencing by negatively impacting owners. Instead, let's designate a County official who can focus on enforcement, funded by the collection of the Transient Occupancy Tax.

Idyllwild wants both tourists and enforcement of the rules that are already in place. What we don't want is to discourage STR owners from remaining in business and remaining in compliance. The health of our community depends on it.

Thank you,

John RInaldi

SHORT TERM RENTAL PETITION – PLEASE READ AND SIGN -

We, the undersigned residents of Idyllwild/Pine Cove/Mountain Center are deeply concerned regarding the multiple and immediate threats to our community posed by short term rentals (STRs - homes rented for less than 30 days at a time). Specifically we are concerned about:

- LOUD NOISE AND PARTY VIOLATIONS (ordinance 347)
- INCREASED SECURITY PROBLEMS
- ILLEGAL ON & OFF STREET PARKING
- INCREASED FIRE HAZARDS
- INCREASED WATER USE AND TRASH
- DANGER TO OUR DRINKING WATER FROM SEPTIC OVERCAPACITY
- STRs CREATING A LONG TERM HOUSING SHORTAGE
- LACK OF ENFORCEMENT OF COUNTY ORDINANCES

We therefore urge the County to:

1) enact an immediate one year moratorium on the issuance of any new STRs;

2) substantially increase fines and renewal fees for STRs to pay for full time, dedicated, local enforcement officers to be on duty 24/7 and to pay for a license/permit inspection officer;

3) institute a regular and frequent inspection program for registered STRs, insuring that they comply with all codes; and to identify all STRs that are operating without registering and make them register and pass inspection;

4) rescind the licenses from all STRs that do not comply with the current or soon to be revised 927 Ordinance and all applicable codes and inspections; and

5) update the current STR Ordinance to include a prohibition of any amplified noise that can be heard on the neighboring property.

All of this must be done promptly to preserve the safety, health and welfare of our communities.

We urge the Board of Supervisors to act NOW, before it is too late.

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Ivan Bornstaedt	54364 Valley View Dr	Y
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Kasaan Hamman		Yes
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Barbara Lynch		Y
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Dena Hyland	denahylandbsa@yahoo.com	Y
Sandy Hancock	Sand3162018@gmail.com	Y
Louis C Padula	loupadula@gmail.com	Y
Amanda Kelly	—	Y
Jeremy Teegarden	jertee41@gmail.com	Y
Marlene Pierce	PIERCE@EARTHLINK.NET	Y
Debbie Paris	debbiep@emily1@gmailcom	Y
Howard Pierce	pierce@earthlink.net	Y
Debbie Barker	none	Y
Mary McDonald	marymossmcdonald@gmail.com	Y

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
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Karen Alvarez	itravel87@gmail.com	Y
Rita Millward	Pmillward1@yahoo.com	Y
Tom Ackman	tom@salesdrop.com	yes
Laree' Goodhead	lareegoodhead@yahoo.com	Yes
San Oso	Sn.oso@yahoo.com	Yes
ERNESTO ALE'		YES
James C Fogg		Yes
Sandra Tatich		yes
Whitney Corrado	bluesincerity@hotmail.com	Yes
Laura McGuigan		YO

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Kassy Negrete	kassynegretoc@gmail.com	Y over 30 yes

SHORT TERM RENTALS IN IDYLLWILD/PINE COVE/FERN VALLEY/ MOUNTAIN CENTER

A 12 MONTH MORATORIUM PROPOSAL

A 12 month moratorium on the issuance of any new STR application approvals is necessary because:

1. Although the county Civil Grand Jury Report states there are 355 registered STR's in our area an in-depth review of online advertising of STR's shows, without duplication, there are actually 564 STR's. This is a difference of 209 units or 59% more than reported. And more are being added every week.
2. According to county fire department data there are less than 3,600 total parcels of property in all of Idyllwild/Pine Cove with approximately 95 % of those or 3,400 being residential. This means that right now as of December, 2021 more than 1 in 6 homes in our community are STR's. This explosion of growth in STR's is creating a tremendous strain on the safety, peace and tranquility of our neighborhoods.
3. We as a community are unique in that we are surrounded by state, county and federal preserve. There is no room for additional housing. Thus, every STR conversion means there is one less home for full time renters and homeowners who contribute so much to the community. The full time or nearly full time folks are the ones who volunteer for the art councils, the Friends of Library, the Rotary Club and so forth helping to make Idyllwild an attractive place to live, work and visit. They are also the ones (or should be the ones) working in the local restaurants, shops and supermarkets but right now they cannot find local housing options due in large measure to the growth of STR's.
4. The proliferation of STR's, gone unchecked and unregulated with forever destroy the most precious resource our community has – it's neighborhoods.

A 12 month moratorium on the issuance of new STR applications will have the following benefits:

1. It will give the Board of Supervisors time to preserve the *status quo* while the new regulations under consideration are being formulated, discussed and implemented.
2. It will allow the county time to identify and pursue all unregistered STR's in our area and either force them to register or cease operations. As noted there are over 200 now operating without being registered. If all these units were to pay the same average TOT as listed in the Grand Jury Report this would be an extra $600,000 in TOT to the county to use for code enforcement; this, in addition to the $1,026,000 estimated to be collected currently from our area. Application and renewal fees and fines would of course add to that.

In summary, a 12 month moratorium on the approval of any new STR's for Idyllwild/Pine Cove/Fern Valley and Mountain Center will allow both the county and our community to take a breath, take stock of what is actually going on, and provide time to implement the new standards and policies contained in the revised 927 ordinance for long term, long lasting solutions.

From:	Brian M Tracy <brianmtracy@gmail.com>
Sent:	Sunday, December 19, 2021 3:26 PM
To:	Washington, Carolyn
Cc:	Brock, Robyn; Rodriguez, Sarah; Jones, Steven; Peter Szabadi; Joel Feingold; Gregg Gittler
Subject:	Idyllwild/Pine Cove Short Term Rental Petition
Attachments:	SHORT TERM RENTAL PETITION WITH SIGN PAGE.pdf; IdyPine Cove STR Petition Signatures 11.10.21.pdf; 12 Month STR Moratorium Proposal SHORT TERM RENTALS IN IDYLLWILD.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

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Supervisor Washington,

We are pleased to know that you and your staff will still be with us for another year as the new supervisory districts are being implemented. This past year our group of concerned citizens have been working with our community, reaching out about the problems created by the proliferation of Short Term Rentals (STR's) in the Idyllwild/Pine Cove area.

In recognition of these problems, we know the county has been working on revising the existing 927 STR Ordinance. The county has requested the input of our residents to formulate a solution recognizing that the current ordinance has proven to be ineffective in light of the recent developments. So, in addition to sending Sr. Planner Steven Jones our individual emails, we have, during the past several months, asked the residents of our community, Idyllwild, Pine Cove, Fern Valley and Mountain Center to express their views by circulating a petition (see attached) which identifies many of the problems and suggests possible remedies to be included in the revised ordinance.

To date over one thousand people have signed our petition. Over 260 in person (see attached signature & petition PDF's) and almost 800 online at change.org: https://www.change.org/p/riverside-county-board-of-supervisors-short-term-rentals

Right now, according to the county's own Civil Grand Jury's Report, our area represents over 60% of the current permits in unincorporated Riverside County. Therefore, in our petition our most important and urgent request is that the Board of Supervisors put in effect a temporary twelve (12) month moratorium on issuing any new permits in our area of the county (Idyllwild/Pine Cove/Fern Valley/Mountain Center) to give the Board of Supervisors time to preserve the status quo while the new regulations under consideration are being formulated, discussed and implemented. Please see attached proposal.

Thank you for your consideration of the foregoing. We would welcome the opportunity to meet with yourself and/or members of your staff to discuss these issues. Our goal is to be a part of a cooperative, coordinated effort that will preserve the health of both our neighborhoods and local businesses.

Brian Tracy Peter Szabadi Joel Feingold Gregg Gittler

From: Michael Vander Vorst <mvandervorst@pacbell.net>
Sent: Sunday, December 19, 2021 9:33 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance (927.1)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

We have been renting out cabin in Idyllwild as a short term rental for over 20 years through a property manager in Idyllwild. The total time rented is only about 6 weeks per year, but it makes our cabin affordable to us in the beautiful mountains. The burdensome requirements of Ordinance 927.1 may force us to not rent out the cabin, and the cabin may become unaffordable. We have had no issues in all this time with noise or disorder. Neither have our neighbors on the hill. We beg you to please vote against this ordnance.

I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful

neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Karen and Michael Vander Vorst

From: James Meyer <jamesmeyer@maroonplanet.com>
Sent: Sunday, December 19, 2021 7:38 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Support STRs in Riverside County wisely

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I own a Short Term Rental (STR) in Riverside County. I'm concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. If fully support collecting revenue from Transient Occupancy Taxes and violation fines. This is reasonable and make sense to be able to fund programs to address complaints (or false complaints!) and to manage any fines that may result. Places like Palm Springs (where I also own STRs) have been more successful with embracing STRs with the enforcement of regulations and in keeping a public database of complaints both false and real. It exposed those few loud residents who only wish to create problems for owners of STRs and at the same time made those few STR owners who do not really pay attention to their property much more responsible…or they lose the right. It is simple. I encourage the County to look into how Palm Springs has made the STRs businesses very successful not only for the City, tourism, businesses etc. as well as the home owner.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

James M Meyer
52081 Acorn Ln
Idyllwild, CA 94589

From: Janet Goldberg <jangoldberg70@gmail.com>
Sent: Tuesday, December 14, 2021 2:29 PM
To: Jones, Steven
Subject: Idyllwild STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Jones:

I had written to you previously with regard to Big Cedar Glen and our short term rental situation at this time. I have since seen Penelope Smrz's article in the Town Crier and there is a lot of information in that letter that I want to reinforce to you.

First, Ms. Smrz states that the original ordinance regulating STRs was passed in Jan. 2016, signed by Supervisor Washington, but had not been read by anyone involved with STR regulations. At that time, it was felt that regulation might not be in support of the tourism industry but that having STRs would increase TOT revenue. Many STRs are not registered with the County so the TOT tax is hardly an issue. The STRs would qualify as "hotels". However, our R-1A zoning does not permit hotels. Even if the zoning were changed to R3-A, in our area in Idyllwild we should not see any disturbance of residential nature of our community or our natural surroundings. This is not the case.

Houses in Idyllwild were built for full or part time residents, and the use of the septic tanks, leach fields and water resources were meant for residents only, not "hotel" renters.

Now the County freely admits it is permissible to disturb the residential neighborhoods, allowing unpermitted large scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. The residents here are inundated with visitors who park in droves in the area used for post office parking, for grocery store parking and pharmacy parking. The supervisors have turned all of Idyllwild into an R3-A or commercial zone, so that investors from off our Hill can reap their financial rewards operating "hotels" anywhere they wish while local residents pay for that with their tranquility.

I hope that the County will maintain the relied-upon zoning protections which existed when we all bought our homes. You have asked for input from the community with regard to the above problems. I am responding.

Janet Goldberg
Idyllwild resident since 1996
951/659-0709

From: McKinney, Carissa <Carissa_McKinney@PremierInc.com>
Sent: Monday, December 13, 2021 10:12 AM
To: Jones, Steven
Subject: Riverside County - Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

My husband and I recently purchased a cabin in Idyllwild, CA (Riverside County) in October 2021. We plan to use our cabin mostly for personal family time up in the area, but do also plan to rent our cabin out on a short-term rental (STR) basis for part of the time. Although we have not started renting out our cabin, we have already received our STR permit and have paid the annual fee – currently at $250. We have concerns about the proposed increase in this fee, among other provisions of draft Ordinance 927.1.

We are concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners.

While draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades - especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Respectfully,

Carissa McKinney
619-997-3659

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From: Joan C <daclabbys@gmail.com>
Sent: Saturday, December 11, 2021 7:33 AM
To: Jones, Steven
Subject: Please reconsider Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

My name is Joan Clabby, and I am part owner of a family cabin in Idyllwild that rents out on a short-term basis to cover our maintenance costs, utilities and taxes. Our dad/granddad designed and built much of the cabin, and it has been in our family for over 30 years. Without the short-term rental income, we would not be able to keep our cabin. We do not believe our guests have created any noise problems for our neighbors, as we have a good distance between homes in our area. We also don't think our guests have parked illegally at our cabin as we have a large parking area. We do know that our guests have supported local businesses, and Idyllwild is dependent on the income short-term renters bring. We also believe our sign, as it is now, adds to the local charm, being made by a local artist, with carved bears, and made out of a local tree. We very much hope to leave the signage exactly as it is.

We are concerned that the draft Ordinance 927.1 does not address the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, I'm writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners like us without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents. Plus, advertising such names and phone numbers could lead to bad actors abusing the privacy rights of law-abiding, tax-paying homeowners. Besides, the County of Riverside already requires that these numbers be posted inside for guests to report issues, and anyone can get these numbers with a quick internet search. These numbers could also be sent to residents, or included in the local paper if needed.

While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. It could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Part-time STRs like us might be tempted to revert to illegally operating without a permit if the licensing fees prove too burdensome or we're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is our hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine-tune the processes.

In the meantime, we again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Thank you,

Joan Clabby

"Be anxious for nothing, but in everything, by prayer and supplication, with thanksgiving*, let your requests be made known to God."* -Philippians 4:6–7

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Friday, December 10, 2021 11:14 AM
To: Cooper, Patricia
Cc: Terry Shirley; Joel Feingold; Peter Szabadi; Gregg Gittler; Jones, Steven
Subject: Short Term Rental Ordinance 927.1 - Local Petition
Attachments: IdyPine Cove STR Petition Signatures 11.10.21.pdf; SHORT TERM RENTAL PETITION WITH SIGN PAGE.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Pat, as you know from our previous conversations, I have been working with a group of concerned residents of Idyllwild about the problems created by the proliferation of Short Term Rentals (STR's) in the Idyllwild/Pine Cove area.

In recognition of these problems, we know the county has been working on revising the existing 927 STR Ordinance. The county has requested the input of our residents to formulate a solution recognizing that the current ordinance has proven to be ineffective in light of the recent developments. So, in addition to sending Sr. Planner Steven Jones our individual emails, we have, during the past several months, asked the residents of our community, Idyllwild, Pine Cove, Fern Valley and Mountain Center to express their views by circulating a petition (see attached) which identifies many of the problems and suggests possible remedies to be included in the revised ordinance.

To date over one thousand people have signed our petition. Over 260 in person (see attached signature & petition PDF's) and almost 800 online at change.org: https://www.change.org/p/riverside-county-board-of-supervisors-short-term-rentals

Right now, according to the county's own Civil Grand Jury's Report, our area represents over 60% of the current permits in unincorporated Riverside County. Therefore, in our petition our most important and urgent request is that the Board of Supervisors put in effect a temporary twelve (12) month moratorium on issuing any new permits in our area of the county (Idyllwild/Pine Cove/Fern Valley/Mountain Center) to give the Board of Supervisors time to preserve the status quo while the new regulations under consideration are being formulated, discussed and implemented.

Thank you for your consideration of the foregoing. As mentioned before, we would welcome your offer to meet with yourself and Mr. Perez to discuss these issues now that he will be our new supervisor. We want to be a part of a cooperative, coordinated effort that will preserve the health of both our neighborhoods and local businesses.

Brian Tracy Peter Szabadi Joel Feingold Terry Shirley Gregg Gitler

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Summer Brown	summerbrown@verizon.net	Y
ROBERT GROOM	bgroom6988@gmail.com	Y
Michelle Bowman	mjanbowman@gmail.com	Y
Kathleen Bryson	brysonividy@live.com	Y
Vicky Schuyler	pjs9060@q.com	Y
Ron A. Lind	P.O. 1064 92549	Yes
[illegible]		YES
Janette Johnson	janette@janettejohnson.net ~~janetteljohnson~~	Y
[illegible]		Y
Gloria Esqueda		Y
SHERI McCLAIN	sltm330@aol.com	Y
[illegible]		Y
Joni VanderWende		Y
PEPPER BRAGGER		Y

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Kathleen Dickey	kathydickey@roadrunner.com	y
Jill Peebles	jillcwild@gmail.com	Y
Renee Hotron	reneehotron@earthlink.net	Yes
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Teresa Lease	54095 Pinecrest Ave.	Y
Kathleen Bain	54364 valley view Dr.	Y
Ivan Bornstaedt	54364 Valley View Dr	Y
Edward R Werner	54625 Marion View D	yes
Karyn Smith	ksmith52900@gmail.com	Y
Lee Roberson	leerobjr2@yahoo.com	Y
Gloria Roberson	roberson.gloria@gmail.com	Y

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Heidi Hoggan	heidilake74@aol.com	yes
Don Heidler	DonHeidler@verizon.net	yes
James Sales	jes97209@gmail.com	yes
Rick Martinez	rick@rickmartinezproperties.com	Yes
Lynnda Hart	Jolinearthart@gmail	Y
Iva Botton	ivamountain@gmail	Y
Floyd A. Tobias	harvart@mindspring.com	Y
Sal Osio	SPOSIO@AOL	Y
Justin Barrett	jbarrett@idyllwildarts.org	Y
Greg Stogner	gLStogner	yes
Josh Stallings	onajag@me.com	Yes

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)
Kaye Strickland		yes
DAVID REID-MAYER		YES
Lisa Auman		yes
Marcia Waldoy		yes
Jim Crawford		Yes
Janet Clark		yes
Danelle Rodriguez		yes
LYNN RYAN	lynnryan5856@gmail	Yes
Suzanne Moore		Yes
Kasaan Hamman		Yes
Jim Balistreri	jrb5678@outlook.com	Yes
Sheila Musselman		yes
Catherine Colvin	catcolvin7@gmail.com	yes
Jessica Luciano	Jessica@Tribute.studio	YES

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PETER BUHL		Y
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Jillian Graham	jilliannoelle@live.com	Y
Terry Rothrock		Y
Joscelyn Hondsor	jjoyholldsor@gmail.com	Y
GARY KUSCHER		Y
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Sandra Tatich		yes
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SHORT TERM RENTAL PETITION – PLEASE READ AND SIGN -

We, the undersigned residents of Idyllwild/Pine Cove/Mountain Center are deeply concerned regarding the multiple and immediate threats to our community posed by short term rentals (STRs - homes rented for less than 30 days at a time). Specifically we are concerned about:

- LOUD NOISE AND PARTY VIOLATIONS (ordinance 347)
- INCREASED SECURITY PROBLEMS
- ILLEGAL ON & OFF STREET PARKING
- INCREASED FIRE HAZARDS
- INCREASED WATER USE AND TRASH
- DANGER TO OUR DRINKING WATER FROM SEPTIC OVERCAPACITY
- STRs CREATING A LONG TERM HOUSING SHORTAGE
- LACK OF ENFORCEMENT OF COUNTY ORDINANCES

We therefore urge the County to:

1) enact an immediate one year moratorium on the issuance of any new STRs;

2) substantially increase fines and renewal fees for STRs to pay for full time, dedicated, local enforcement officers to be on duty 24/7 and to pay for a license/permit inspection officer;

3) institute a regular and frequent inspection program for registered STRs, insuring that they comply with all codes; and to identify all STRs that are operating without registering and make them register and pass inspection;

4) rescind the licenses from all STRs that do not comply with the current or soon to be revised 927 Ordinance and all applicable codes and inspections; and

5) update the current STR Ordinance to include a prohibition of any amplified noise that can be heard on the neighboring property.

All of this must be done promptly to preserve the safety, health and welfare of our communities.

We urge the Board of Supervisors to act NOW, before it is too late.

NAME	EMAIL ADDRESS	CO. RESIDENT (Y/N)

From: ronn kilby.tv <ronn@kilby.tv>
Sent: Thursday, December 9, 2021 4:46 PM
To: Jones, Steven
Cc: Marti Kilby
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

We are Riverside County homeowners who make our Idyllwild property available part time as a Short Term Rental (STR). Half the time we or our grown children are there, half the time well-vetted vacationers are there - families, not party types.We follow the rules. We pay our taxes and fees.We communicate with our neighbors and appreciate their rights and privacy. In 2 years we have had exactly one noise complaint - and it was handled within an hour - by evicting the guests.We understand there are some owners who don't play by the book, but we're tired of being lumped in with them. So are the other owners we know in town.

We contribute substantially to the local economy. We have spent a small fortune on repairs and upgrades to our cabin. We have used local labor and supply exclusively. We continue to make a positive financial impact on the town - hardware, lumber, grocery, snowplows, fire abatement, contractors, carpenters, electricians, painters, firewood - you name it. Plus sending our guests to the restaurants, theater, wine tastings and shops doesn't hurt.

We are concerned that the draft Ordinance 927.1 falls shy of addressing the real issues that the unincorporated areas of Idyllwild, Pine Cove, and Mountain Center are currently facing. Specifically, we are writing to urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints. Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally-parked vehicles ticketed or towed away, and levy fines for other infractions.

Unfortunately, Draft Ordinance 927.1 proposes revisions that will create more bureaucracy and place additional burdens on owners without addressing our community's concerns. For example, Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place? Additionally, per Section 8 (N), owners will be required to post a sign with their name (or the name of their property manager), along with contact phone numbers and additional information. Not only will such signs be an eyesore in our beautiful neighborhoods, but they're an advertisement for would-be burglars that a home is sometimes unoccupied and that neighbors are used to seeing unfamiliar faces come and go. This will

almost certainly result in an uptick in crime and create neighborhoods that are less safe for all residents.

While 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

Rather than unfairly increasing fees and regulations across the board, we urge the County to instead earmark a portion of Transient Occupancy Taxes to fund actual, practical enforcement. Fees for violations could provide supplemental revenue to fund such enforcement. This approach is most equitable, as it makes enforcement commensurate with revenue. A small cabin that is rented only a few weeks per year when not in use by the owner should not share the same enforcement cost as a large home that is rented much more consistently.

It is our hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes.

In closing, we again urge the County to reconsider the proposed signage and increased fees. Let's focus on collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Sincerely Yours,

Ronn & Marti Kilby

From: Jillian Burry <jillian.burry@gmail.com>
Sent: Thursday, December 9, 2021 9:57 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: Draft Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven,

I am a concerned Riverside County homeowner who makes my property available as a Short-Term Rental (STR.) The proposed draft Ordinance 927.1 will not rectify the real issues that the unincorporated area of Idyllwild is facing. I am not a Big Greedy Investor looking to profit from the exploitation of a small mountain community. I am a hard-working individual that was excited to fulfill my dream of having a second home in Idyllwild. Using my cabin as a STR when I'm not there is what helps pay the mortgage – I say "helps" because STR rent does not cover all my expenses, by a long shot. I love the community and would certainly never want any of my guests to be a nuisance in any way, nor to damage my home. Here are some of my concerns with 927.1:

- While posting signage with management contact info may seem like a good idea at first glance, it is basically an advertisement to burglars and squatters that the home may be vacant. We are already required to notify nearby neighbors of management contact info.
- Section 8(I) states that "the maximum occupancy of a Short Term Rental shall be: two (2) persons per every one (1) off-street parking space provided onsite; one (1) person per every two hundred (200) square feet of building area, excluding garages or other accessory buildings; or sixteen (16) persons, whichever is least." I understand the intent to limit occupancy and I certainly don't want large parties renting my small cabin, but **the math doesn't work out on this**. If you have a 1000-foot 2 bedroom cabin with a pullout couch and 2 parking spaces, you would not be able to rent to 2 couples and 2 kids (6 total), all of which may fit comfortably in one car, and would certainly fit comfortably within the square footage.
- Rather than additional regulations and increased STR Certificate fees, we need a dedicated County enforcement officer who can respond to disturbances of the peace by issuing noise citations, have illegally parked vehicles ticketed or towed away, and levy fines for other infractions. According to the County's Grand Jury Report, STRs generated $1.6 million in transient occupancy tax in 2020. A portion of that, along with increased fines, should be dedicated to enforcement of existing regulations.
- Section 10 (B) requires the owner or operator to self-report any complaints without specifying what action the County will take. An owner could have his or her Certificate revoked for a failing to do so within two business days, but what is the responsibility of the County once such self-reporting takes place?
- While Draft Ordinance 927.1 will increase permit fees, it does nothing to increase the practical enforcement of the violations most affecting area residents. In fact, it could prove counterproductive. The reality is that Idyllwild vacation rentals have operated without permits for decades—especially properties that owners reserve for their own part-time personal use. Many of these part-time STRs could revert to illegally operating without a permit if the licensing

fees prove burdensome or they're forced to put up signage that could put their properties at risk for theft.

It is my hope that, once the County decides on a singular agency for enforcement of 927, a database will be established to track all complaints and violations. This will give us all a better understanding of the scope of any problems created by STRs and help us to continue to fine tune the processes. In the meantime, I again urge the County to reconsider the proposed signage and increased Certificate fees. Let's shift our focus to collecting revenue from Transient Occupancy Taxes and violation fines so that we can fund the kind of enforcement that will actually address our community's complaints.

Sincerely,

Jillian Burry Ibave

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Thursday, December 9, 2021 4:33 AM
To: Jones, Steven
Cc: Rodriguez, Sarah; Cooper, Patricia
Subject: P.S. to: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
Attachments: IMG_3647 (7).JPG; RivCtyFireDept.pdf; File0020-2 (2).jpg

Follow Up Flag: Follow up
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P.S.

I keep doing homework about all this and here are a few more of what I call "resonating factoids" to add to my case that for the sake of public safety you must rein in the STR Virus in the forested areas of the County:

1) Out of a possible score of 5, "The Wildfire Hazard Potential Score for Idyllwild and neighboring Pine Cove is 4.81, the sixth highest in the American West"! "That's a full point more than what the northern California town of Paradise had before it was destroyed by the Camp Fire"! (From: "As California's fire season starts, roads remain washed out and Idyllwild ponders its escape routes"--Palm Springs Desert Sun, 2019).

I'm hoping/assuming that you are in close contact with the County and our local Fire Marshals about this STR issue/problem and that you understand how our Fire Departments prefer to fight any fire that starts up here in a residential area: they want to connect a hose to the nearby fire hydrant, then connect that hose to the fire truck where the pump is, so they can then control the pressure of the water they shoot through their fire hose or hoses at the fire. BUT they can't do that on the dozens of narrow and often steep streets up here that they cannot go up or down in a fire truck! That's why you can't allow(!) STRs on any of the streets up here like that, nor can you allow STRs that are at the end of long and narrow driveways that a fire truck cannot go up or down!

2) "Investors are 51% of Southern California's home buying surge--Press Telegram"! And "The largest speculative growth was seen in Riverside and San Bernardino counties"! And "Airbnb will leverage the biggest impact on the residential real estate market in 2022, according to Chris Linsell, senior real estate writer for TheCloe.com"! (National Association of Realtors--11/14/21)

3) And people who want to find a month-to-month rental up here are now advertising in our local Town Crier, because there isn't a "For Rent" column in our paper anymore. If you require what I proposed above, then those houses and cabins that do not allow for ready Fire Department access can be made available as month-to-month rentals, or sold to people who want to buy and live here, now that Idyllwild is a (wait for it) "ZoomTown". People who live here full time are a lot more likely to be considerate of our fire vulnerability than people who are here for a night or two*. No one was thinking about Global Warming and its implications when streets were laid out here many decades ago, and when cabins were built on either side of those (often narrow) streets. We're stuck with all of that and those. But we must face reality and in the face of it lessen the potential for fires, rather than add to it.

I'm aware that there is an "occupancy tax" to be garnered from any house or cabin that you allow to be an STR in the forested areas of this county. I expect that this is why 70 years of zoning requirements were tossed out in January of 2016--after all, by then there were already short term rentals in the hundreds up on this mountain, and in a few other rural parts of the county too. But concern for public

safety now has to trump the fact that at this moment every house and cabin on this mountain is a potential "hotel"--your designation!

Sincerely,

Dennis McGuire, Idyllwild

*And this last summer, on warm afternoons, there were concerned calls made to the Sheriff and to the Fire Departments here about smoke coming from chimneys. It turns out that visitors were roasting marshmallows in a fireplace at one cabin and barbecuing dinner in the fireplaces of others.

Date: Fri, Nov 19, 2021 at 4:52 AM
Subject: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
To: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>, <sjones@rivco.org>

.....Dear Superviors Chuck Washington and V. Manuel Perez, and Chief Planner Steven Jones,

I have pestered all of you about the short term rental issue from my perch on this mountain and I appologize for that. But I have imagined that my 48 years living and working here has given me a unique perspective. And maybe it has. Certainly, the four fires I have experienced over that period of time and the mandatory evacuations required by each (1974, 1996, 2013, and 2018--with each fire occuring nearer in time to the next one than to the last one) has focused my mind.

A group that cares about this Str issue put together a meeting at "our" Idyllwild Town Hall last week, but it was not like any I have attended in 45+ years. There were even a dozen or more people, people who have no personal or vested interest in Idyllwild, who showed up from the desert and from the wine country near Temecula (and they were highly vocal). And I am sure that you can guess why: Strs are now banned in residential neighborhoods in Palm Desert; completely banned in Temecula and Rancho Mirage (except where permitted by local homeowners associations); Cathedral City wlll phase them out (except for a few exceptions) by 2023; Murrieta has limited them to larger estates and rural areas; and there are some serious restrictions in La Quinta. These are all incorporated cities. If half of the Strs under county juristiction in the rural parts of the county are in Idyllwild, with another 300 or more here to be brought under that umbrella, then I can understand why these people might believe that so goes Idyllwild, then so goes all of the rural portions of the county--putting their vested self interests in jeopardy! But there may be a way to keep heads from exploding off the mountain, while dealing with the issues unique to the mountain:

1) Within the frame of the Ordinance, I propose that you decouple "the forested areas of Riverside County" from the rest, at least with regards to the issues specific to them: greater vulnerability to forest fires (they are called "forest fires" because they occur in forests), access issues due to snow and ice (which make it harder for emergency vehicles to get around--there are even county-maintained roads in these mountains that are so steep that for a day or two ice can make it impossible for snow plows, fire trucks, and EMT vehicles to get to where they need to go), and other area-specific issues that you are aware of but that I have not yet considered.

2) Our Sheriff's Substation in Garner Valley has a lot of ground to cover (Anza, Pinyon, Aguanga, Sage, Poppet Flats, Twin Pines, Garner Valley, the Santa Rosa Wilderness, in addition to Pine Cove, Idyllwild, and Mountain Center!). It would be prudent to require that all Strs in "forested areas" have local owners, so that quick responses to complaints and other problems will not have to wait for Sheriff Officers to get to where they are needed from wherever they happen to be within the vast area that they are expected to cover.

3) Given that the quality of roads in our "forested areas" range from good to terrible, Strs should be allowed only along County maintained roads (meaning roads that meet all County width, paving, drainage, and other standards), with houses and cabins at some distance from those roads to be approved or rejected as Str candidates by the County Fire Marshal (if the houses and cabins cannot be readily and safely accessed by the local Fire Department, they should not be allowed to be Strs). And by the way, if this became the criteria for where Strs are allowed, then a lot of cabins and houses outside of the approved areas could again become month-to-month rentals, because there has been only one(!) available over the last year in the entire Pine Cove-Idyllwild area and it was snatched up before my friend could make the call (Yes, my friend and I have been looking for a cabin or house for him to rent for a year!).....

There may be other area-specific concerns that should also be listed, but those three are a good start. Now, as I'm sure you are aware, the zoning for the Idyllwild area was once split into three: CPS (for the commercial area), R3-A (a buffer zone surrounding that core), and R1-A (the rest of Idyllwlid). Now, R3-A was established, per the County, "to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings"! And yet, the latest Oridinance, introduced 11/17/15 and passed in January 2016, essentially turned all of this mountain into R3-A (at the least) and included a revision that allowed off-site parking(!), waived occupancy limits(!), and decided that the occupancy tax (TOT), justified because a "short term rental qualifies as a hotel", will go into the General Fund, but "cannot be earmarked and dedicated to enforcing the proposed ordinance(!). I'd like to believe that I am missing something here, but our research tells me that I'm not!

CALFIRE has learned from the fires I've experienced here over the last 47 years and is doing everything it can to prevent the next fire from outside our valley from getting into it. SCE is doing everything it can (replacing wires and transformers, trimming and cutting down trees, etc.) to make sure that if a fire starts from inside this valley, it won't be their fault (my wife and I have seven planned power outage notifications from SCE in our 2021 file and the year isn't over yet--though we are glad for their attentiveness). And our local Fire Departments are doing everything they can to keep us all safe. So, what are you going to do to reduce the risk of a fire starting from inside this valley (and hopefully not on a windy day)???.....

As before, I am including some of the County Fire Marshal's "Technical Policy" requirements for approving new "one- and two-family dwellings", as there may be requirements in there that should also be part of your new Ordinance (Along with other questions you might ask the Fire Marshal, you should ask if any structure approved as an Str should be sprinklered, as all new houses up here will have to be?). And as before, I am including what a small portion of Idyllwld looks like from the air, with the tree cover removed. It looks a lot like "Suburbia, anywhere USA", wouldn't you say? Except that all of it is under a canopy of trees!.....

I do not envy your situation with regards to all this. But I envy our situation here in these mountains even less! And to get Lincoln in on this issue too, you "hold the power and bear the responsibility."

Sincerely,

Dennis McGuire, architetct, Idyllwild, 951 659 3177 (And yes, that is a house I designed and built here in 1978-79 and, as you can see, it is clad with wood. I am proud of its design, but I look at it now and I am afraid!).....


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From: Laura Wilson <thinkmediation@yahoo.com>
Sent: Wednesday, December 8, 2021 10:55 PM
To: Jones, Steven
Subject: Idyllwild Short term rentals and zoning changes... I would like to speak with you.

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Mr. Jones,

Are you available for a phone discussion? I can make myself available at your convenience.

.

I was alarmed to read a Facebook post that ALL of Idyllwild has been rezoned to R3-A commercial. Is that true? I know Facebook post are not necessarily reliable and/or accurate. Thus, I seek clarity from you.

My husband and I bought a home here to escape commercial zoning noise and disruptive tourist activity in the City we currently reside. We plan to retire in Idyllwild so we may age in place and live in the peace, quiet and enjoyment that the R-1 zoning provided us when we purchase our future home.

The tiny Town of Idyllwild cannot accommodate any more commercial destruction into our residential areas. The town is overrun with tourist Airbnb's as it is.

Limits on STR needs to be put in place. A moratorium on the use of residential homes as Hotels needs to be set now. Stop the commercialization of the residential zoning!

There is little to zero housing for workers in the service industry because the Airbnb market has gobbled up the house once used as long term housing for the working people on the hill.

I find it disturbing that for a few bucks of TOT (tourist occupancy tax) that our representative would sell out the residents who move here (many of them senior citizens) seeking a place to live in the peace and quiet of the forest.

What can be done? When is the next meeting on this issue? And again, has the whole hill been rezoned to R3-A commercial?

If my home has been rezoned R-3 Commercial..... Why was I not sent any notice of a pending change? Why no notice of a hearing or meeting about a zoning change? Why did I not have the opportunity to be heard and oppose a change in zoning laws where my property is located? How is notice to property owners adversely affected by changes in zoning laws handled by Riverside County?

I thank you in advance for responding and answering my questions above.

Respectfully,
Laura Wilson
(949) 689-5432

My address in Idyllwild is
52597 Laurel Trail
Idyllwild CA 92549

From: MC Henderson <mchenderson@cox.net>
Sent: Wednesday, December 8, 2021 6:39 PM
To: Jones, Steven
Subject: Draft ordinance 927.1
Attachments: Dear Steven.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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STR Home owner in Idyllwild

Please my attached letter and plea:

December 8, 2021

Dear Steven,

In response to concerns about Draft 927.1

I have owned a vacation home in Riverside Co for 4 decades. My family and friends have enjoyed Idyllwild very much. My home is now on STR, since it is the only way I can keep the property and pay its costs as I am a retired educator. Increased fees will mean I might have to sell the property.

I am even more concerned about the required signage on the property, this would be very dangerous for me and would open invitation to less than desirable persons into Idyllwild and would possibly force owners to install a burglar's alarm, thus disturbing the immediate neighborhood. I always considered Idyllwild as a safe community and would like to keep it that way.

The Draft Ordinance 927.1 will not serve the community of Idyllwild as it will force older home owners, like me, out of the area. It would also add an undeserved burden on the property managers of STR, as many owners would not be able to respond within a few days. The suggestion of earning money by over taxing law-abiding citizens is not a good one.

A better solution is indeed to impose fines for ACTUAL VIOLATIONS and redress the genuine complaints of the community.

In addition, a shortage of short-term properties and exodus of STR owners will also mean renters (mostly families) will not visit Idyllwild any longer and the local economy will greatly suffer, as will the local property managers who risk losing their livelihood.

In the many years I had my property rented by my property manager Mrs. Martha Sanchez, I never had one complaint from my surrounding permanent neighbors.

Establishing a database of the type of problems and violations would be helpful to establish, in order to understand how to better correct the type of problems the community encounters.

Hoping logic and fairness will prevail and thank you for reading my letter,

M.C. Henderson
Idyllwild STR property owner
Contact: mchenderson@cox.net

Dear Mr. Jones,

I would like to add another perspective on the current debate over STRs (Short Term Rentals).

The original ordinance regulating STRs was "introduced" 11/17/2015, then passed, with changes, *and without another reading*, in January 2016. The revisions which were not read allowed street parking and waiving of occupancy limits, giving free rein to large groups using these homes! The ordinance was signed by our own Supervisor Washington.

I find the justification offered by the Supervisors 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 demand 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.

Penelope Smrz, MAI

Real Estate Appraiser

P O Box 1141
Idyllwild
951-659-5343

From: Amy Hawley <amy@wildidy.com>
Sent: Saturday, December 4, 2021 5:11 AM
To: Jones, Steven; Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: 927.1 and Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Steven,

As a small business owner in Idyllwild I have serious concerns about some of the proposed revisions to Draft Ordinance 927.1. Some of those revisions—including increased fees for homeowners, and the requirement to implement unattractive signs that will both impact the beauty of our community and attract potential burglars to homes that are sometimes unoccupied—are problematic.

I have seen substantial economic benefit in our community as a result of short-term rentals, and I fear that 927.1 is taking the wrong approach. Instead of addressing much-needed enforcement for noise violations and public nuisance complaints, it places undue burdens on owners.

Our community has suffered from a lack of tourism in the past, but we are now thriving. Tourists pay occupancy taxes that can help fund proper enforcement of county ordinances, Further, they spend their money in our community, which generates sales tax revenue for the County which, in turn, helps further improve our area. Let's not risk jeopardizing the positive community and economic growth we've been experiencing by negatively impacting owners. Instead, let's designate a County official who can focus on enforcement, funded by the collection of the Transient Occupancy Tax.

Idyllwild wants both tourists and enforcement of the rules that are already in place. What we don't want is to discourage STR owners from remaining in business and remaining in compliance. The health of our community depends on it.

Thank you,

Amy Hawley,

co-owner Dick's Dogs, Wild Idyp

Get Outlook for iOS

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Friday, November 19, 2021 4:53 AM
To: Rodriguez, Sarah; Cooper, Patricia; Jones, Steven
Subject: Fire and Ice, the possibility of a useful decoupling where the Forested Areas of Riverside County are concerned, and what will be the final version of Ordinance 927.1?
Attachments: IMG_3647 (7).JPG; File0020-2 (2).jpg; RivCtyFireDept.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Superviors Chuck Washington and V. Manuel Perez, and Chief Planner Steven Jones,

I have pestered all of you about the short term rental issue from my perch on this mountain and I appologize for that. But I have imagined that my 48 years living and working here has given me a unique perspective. And maybe it has. Certainly, the four fires I have experienced over that period of time and the mandatory evacuations required by each (1974, 1996, 2013, and 2018--with each fire occuring nearer in time to the next one than to the last one) has focused my mind.

A group that cares about this Str issue put together a meeting at "our" Idyllwild Town Hall last week, but it was not like any I have attended in 45+ years. There were even a dozen or more people, people who have no personal or vested interest in Idyllwild, who showed up from the desert and from the wine country near Temecula (and they were highly vocal). And I am sure that you can guess why. Strs are now banned in residential neighborhoods in Palm Desert; completely banned in Temecula and Rancho Mirage (except where permitted by local homeowners associations); Cathedral City wlll phase them out (except for a few exceptions) by 2023; Murrieta has limited them to larger estates and rural areas; and there are some serious restrictions in La Quinta. These are all incorporated cities. If half of the Strs under county juristiction in the rural parts of the county are in Idyllwild, with another 300 or more here to be brought under that umbrella, then I can understand why these people might believe that so goes Idyllwild, then so goes all of the rural portions of the county--putting their vested self interests in jeopardy! But there may be a way to keep heads from exploding off the mountain, while dealing with the issues unique to the mountain:

1) Within the frame of the Ordinance, I propose that you decouple "the forested areas of Riverside County" from the rest, at least with regards to the issues specific to them: greater vulnerability to forest fires (they are called "forest fires" because they occur in forests), access issues due to snow and ice (which make it harder for emergency vehicles to get around--there are even county-maintained roads in these mountains that are so steep that for a day or two ice can make it impossible for snow plows, fire trucks, and EMT vehicles to get to where they need to go), and other area-specific issues that you are aware of but that I have not yet considered.

2) Our Sheriff's Substation in Garner Valley has a lot of ground to cover (Anza, Pinyon, Aguanga, Sage, Poppet Flats, Twin Pines, Garner Valley, the Santa Rosa Wilderness, in addition to Pine Cove, Idyllwild, and Mountain Center!). It would be prudent to require that all Strs in "forested areas" have local owners, so that quick responses to complaints and other problems will not have to wait for Sheriff Officers to get to where they are needed from wherever they happen to be within the vast area that they are expected to cover.

3) Given that the quality of roads in our "forested areas" range from good to terrible, Strs should be allowed only along County maintained roads (meaning roads that meet all County width, paving, drainage, and other standards), with houses and cabins at some distance from those roads to be

approved or rejected as Str candidates by the County Fire Marshal (if the houses and cabins cannot be readily and safely accessed by the local Fire Department, they should not be allowed to be Strs). And by the way, if this became the criteria for where Strs are allowed, then a lot of cabins and houses outside of the approved areas could again become month-to-month rentals, because there has been only one(!) available over the last year in the entire Pine Cove-Idyllwild area and it was snatched up before my friend could make the call (Yes, my friend and I have been looking for a cabin or house for him to rent for a year!).

There may be other area-specific concerns that should also be listed, but those three are a good start. Now, as I'm sure you are aware, the zoning for the Idyllwild area was once split into three: CPS (for the commercial area),
R3-A (a buffer zone surrounding that core), and R1-A (the rest of Idyllwlid). Now, R3-A was established, per the County, "to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings"! And yet, the latest Oridinance, introduced 11/17/15 and passed in January 2016, essentially turned all of this mountain into R3-A (at the least) and included a revision that allowed off-site parking(!), waived occupancy limits(!), and decided that the occupancy tax (TOT), justified because a "short term rental qualifies as a hotel", will go into the General Fund, but "cannot be earmarked and dedicated to enforcing the proposed ordinance(!). I'd like to believe that I am missing something here, but our research tells me that I'm not!

CALFIRE has learned from the fires I've experienced here over the last 47 years and is doing everything it can to prevent the next fire from outside our valley from getting into it. SCE is doing everything it can (replacing wires and transformers, trimming and cutting down trees, etc.) to make sure that if a fire starts from inside this valley, it won't be their fault (my wife and I have seven planned power outage notifications from SCE in our 2021 file and the year isn't over yet--though we are glad for their attentiveness). And our local Fire Departments are doing everything they can to keep us all safe. So, what are you going to do to reduce the risk of a fire starting from inside this valley (and hopefully not on a windy day)???

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I do not envy your situation with regards to all this. But I envy our situation here in these mountains even less! And to get Lincoln in on this issue too, you "hold the power and bear the responsibility."

Sincerely,

Dennis McGuire, architetct, Idyllwild, 951 659 3177 (And yes, that is a house I designed and built here in 1978-79 and, as you can see, it is clad with wood. I am proud of its design, but I look at it now and I am afraid!)


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From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Friday, November 12, 2021 12:08 PM
To: Jones, Steven
Subject: Re: Ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Thanks Steven. I downloaded the current 927.1 draft and here is the language regarding signage:

Each Short Term Rental shall post one (1) identification sign, not to exceed two (2) square feet in area. Any other advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Ordinance No. 348. The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible from the street, and shall clearly state the following information in lettering of sufficient size to be easily read:
1. The name of the managing agency, Operator, property manager, or Owner, or Local Contact Person of the Short Term Rental, and a telephone number at which that party may be reached on a 24-hour basis;
2. The maximum number of occupants permitted to stay in the rental unit;
3. The maximum number of onsite parking spaces; and
4. The telephone number of the County's Code Enforcement Department.
O.

So...as I have my STR that is above my garage and I am the owner/operator, I WOULD be required to post a sign on my house with my name and phone number. I only have a cell phone, no business phone, no manager...just me and my wife.
There was a meeting this week here in Idyllwild regarding STRs...it was not pretty. Someone needs to understand that there is a difference between large scale non owner occupied STRs and ones like mine which is just a small apartment above my garage limited to 2 people. There are many of these types of STRs in this area and cause no problems for anyone. Only the larger STRs that are owned by out of town people are even large enough to sponsor a party...applying these regulations across the board is not fair to the small STRs that never cause problems. The organizers of our meeting were definitely trying to limit STRs and in some cases, ban them in our area. I am sure the rest of Riverside County doesnt want to ban STRS and it is a revenue generator for the county.
PLease keep me informed regarding public hearings on this matter
On Thu, Oct 14, 2021 at 11:57 AM Jones, Steven <SJones@rivco.org> wrote:

> Thanks again Steve for your helpful input. Staff is working on tentatively scheduling **mid-December 2021** for Planning Commission hearings and early next year (January 2022) for the Board. More information is forthcoming via the Planning Department (update) website.

To clarify the signage proposal: there is no requirement that personal information is required. The language currently proposes that some form of personal accountability be provided. This could be accomplished by several means that could avoid using sensitive information and the County's information would be required also. Be advised that this proposed requirement will remain unchanged until further directive is received, if any, since ostensibly the information is already held out to the public in order to rent the spaces.

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Friday, September 10, 2021 3:07 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Ordinance 927

thanks for the response...please let me know when the public hearings will be conducted. This ordinance contains many items that would be detrimental to a home owner who is just renting out a room or an attached apartment. Would you like to have your name and phone number plastered to the outside of your home? That is one of the items that is onerous to a homeowner who is just trying to make a little more money to help with the mortgage.

Steve

On Fri, Sep 10, 2021 at 9:26 AM Jones, Steven <SJones@rivco.org> wrote:

> The draft Short Term Rental Ordinance update is still being worked on.
>
> An updated draft will be posted on the Planning website in October 2021 and public hearings are expected to commence late fall, early winter 2021.
>
> Please feel free to contact me with questions or review the latest information here (Ordinance No. 348 Updates (rctlma.org)) as it becomes available.
>
> ## 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
>
> Thanks,

Steven Jones

(951)955-0314

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Sunday, August 22, 2021 5:40 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Ordinance 927

Mr Jones,

I never received any response from you regarding this issue. Now i understand that a civil grand jury has provided comment and that TLMA has agreed to the ordinance. What is the final outcome? I would appreciate a response.

Stephen Maddox

On Wed, Jul 21, 2021 at 10:00 AM Stephen Maddox <steve@stephenmaddox.com> wrote:

> Mr Jones,
>
> Thank you and your group for drafting the 927 Ordinance. It is quite informative but I have a few comments regarding a couple of the proposed changes.
>
> 1. Exterior Sign Requirement. Here in Idyllwild, there are numerous Airbnb accommodations...some are whole house STRs and some are just a portion of the property, like a guest house or guest quarters. These exterior signs could be a potential problem for properties that are whole house STRs...mainly vandalism and squatters. There are many homes here in Idyllwild that are NOT STRs and they are continuously vandalized or squatted on. If a sign is posting on an STR, that will tell the vandals and squatters that this house is not occupied if no one is renting and will be identified as a potential target. As for the homes that rent out only a portion of their home, which was the original Airbnb model, the home owners live in the property full time and rent out only a portion of their residence. Posting an Airbnb sign or STR sign on their property is not something a homeowner would want...it could also encourage vandalism and potential squatting. I can guarantee you that these home owners who are only looking to supplement their income by renting out a room or guest quarters are not looking to advertise their properties by placing a sign on their primary residence. Possibly that can be reworded.

2. Parking and Occupancy limits. Limiting the size of the renting party to 2 people per automobile is a little restrictive. That would mean that a family with only one child could not occupy the rental if there is only one parking place.

I hope that these comments are constructive for the development of the final ordinance.

Regards

Stephen Maddox

Resident of Idyllwild-Pine Cove

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County of Riverside California

From: Cheryl Phelps <csphelps1@yahoo.com>
Sent: Thursday, November 11, 2021 8:25 AM
To: Jones, Steven
Subject: Ordinance 927 / 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

Would you be willing to confirm you received the following email and have had a chance to read and consider it?

Thank you,

Larry & Cheryl Phelps
Ph. (951) 775-3035
csphelps1@yahoo.com

Begin forwarded message:

> **From:** "C. S. Phelps" <csphelps1@yahoo.com>
> **Date:** November 7, 2021 at 10:06:59 PM PST
> **To:** sjones@rivco.org
> **Subject: Ordinance 927 or 927.1**
> **Reply-To:** "C. S. Phelps" <csphelps1@yahoo.com>
>
> Dear Mr. Jones,
>
> This email pertains to our thoughts on the matter of the Ordinance 927 revisions. We hope the following thoughts and opinions are taken into consideration by the appropriate county authorities.
>
> We own a short term rental (str) in Riverside County (Idyllwild-Pine Cove), CA. It's our vacation home and it gets our full attention. We personally maintain and manage the property ourselves. We provide equal opportunity, non-discriminatory housing. We are responsible and considerate owner-operators. We are neighbors to a variety of full-time owners, full-time renters, part-time owners and str

guests. We believe the vast majority of str guests are respectful and considerate people who just want to come up to hike, relax and enjoy the area. We also know unfortunately that there are a few people who are not.

The Pine Cove Property Owner's Association (PCPOA) most recent Newsletter nicely states this: "It's a great time to be living in or visiting Pine Cove", written by Richard Schwartz, President. We fully agree!

Idyllwild, Fern Valley and Pine Cove area str's provide a place for local families' relatives and friends to come visit and stay nearby, in a home-away-from-home, as well as providing nice housing for tourists, visitors and people needing temporary housing, such as during the pandemic, or because of a loss due to a fire or other unfortunate and unforeseen event.

Travelers should be able to have a safe and enjoyable getaway in a comfortable home in the beautiful Riverside County communities, just like property owners are afforded this opportunity. Rules and expectations should be for "everyone", not just owners of str's. There is inequality when there are different rules for str's, long term rentals, owner-occupied and/or non-occupied properties.

STR's are typically better maintained, kept looking good from the outside, don't have full time occupants who, in our experience, can sometimes be an ongoing problem or a nuisance and they don't leave or move away. Some full-time residents are more of a problem or present negative issues - more than the occasional infrequent short-term rental visitors. For example, full time renters and/or owners may have nuisance barking dogs, loose dogs, onsite drug consumption and/or distribution, unstable people, excessive noise, un-kept properties, cause parking problems, etc. Full-time occupants actually use more emergency services and utilities (ie. water, electric, septic or sewer), as opposed to str's.

Neighborhood policing should not be placed in the hands of a few disgruntled people who want to control things that happen on properties that don't belong to them. When there is a disturbance or something illegal, law enforcement should be the agency to handle the

disturbance, nuisance and law violations. Where there are no HOA's with CC&R's, there may be recommended guidelines, but NOT unreasonable mandatory rules and restrictions.

Property owners, whether their property is a str, full-time rental, full-time owner occupied or vacant property, have **privacy rights** that should not be compromised. Things like their contact information and details about their private property, (such as the owner's name, phone number, the number of people and vehicles that can be on their property), should not be disclosed out in public via the proposed "sign visible from the road". In addition, the fact that their home may not always be occupied, making it vulnerable to theft or vandalism, should also not be made public. Signage should absolutely NOT be posted outside on vacant or sometimes unoccupied homes. If signage were required on str's, then it would be fair for ALL homes to have the same information posted outside, including owner-occupied properties and full-time rentals. But of course no one would want this requirement. So neither should str's have this requirement.

Regarding the proposed requirement for notification to neighbor dwellings located within 300 feet of a str's property line, a distance of 300 feet as a radius comprises over 283,000 square feet, or 6 ½ acres, (0.05682 miles radius) which could be at least 20 or 30 separate properties, at a minimum, as an example. It is unreasonable to expect anyone to gather names and mailing addresses of 20-30 or more property owner neighbors to send out notifications that their home is offered as a str. [See the attached satellite map screenshot for just one example of the size of a neighborhood area within a 300 foot radius circle].

A property owner should not be found guilty of breaking a law when they did not intend for anyone visiting their home to be a public nuisance. An individual or party committing an offense should be the person(s) penalized for rule infraction. Law enforcement should be able to handle it and let the people know they are not abiding by the laws. The sheriff's department could be a better option to take noise complaints rather than the Riverside County Planning Department.

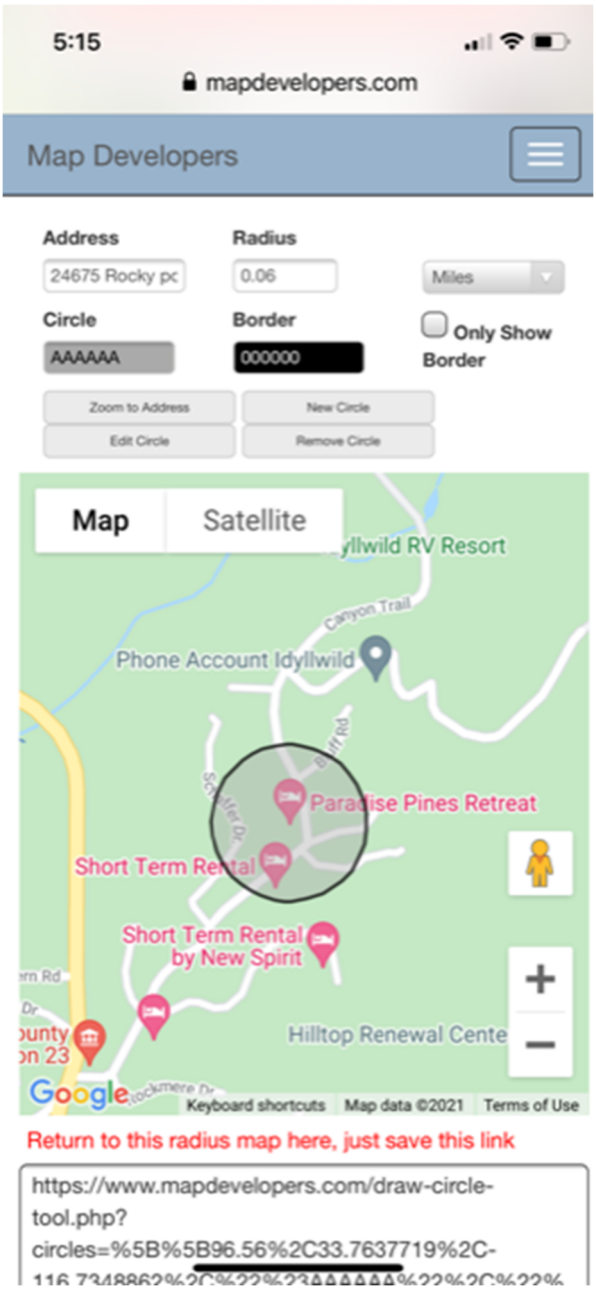
There should be equal treatment for residential properties, whether they are str's, full time rentals, owner-occupied or vacant properties,

as it relates to ordinances/rules involving noise, parking, lighting, nuisance complaints, etc.

These again are our thoughts on the matter of the Ordinance 927 revisions. We hope the forgoing thoughts and opinions are taken into consideration by the appropriate county authorities.

In Kind Regards,

Larry and Cheryl Phelps



Return to this radius map here, just save this link

https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B96.56%2C33.7637719%2C-116.7348862%2C%22%23AAAAAA%22%2C%22%

From: Angel Gilpin <jgilpin@san.rr.com>
Sent: Wednesday, November 10, 2021 3:27 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,
This is Angel Gilpin.
My husband and I own a cabin on Sunset View Drive in Idyllwild. We are sorry to hear that the community is experiencing homeowners who are renting out their properties as short-term rentals to people who are ruining the peaceful setting of our town. One of the main attractions of our beautiful mountain town of Idyllwild is the serenity and tranquility.

I hope our feelings are amongst the majority for the general meeting this evening.
Pls feel free to contact me with any questions.
Thank you.
Angel Gilpin
619-972-0703 cell

Sent from my iPhone

From: Matt Davis <communitasgroupinc@gmail.com>
Sent: Wednesday, November 10, 2021 2:51 PM
To: Jones, Steven; Matt Davis
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Steven, I own a home in the community of Idyllwild. I acquired this property to use as a personal vacation home and have it licenSed in Tue County of Riverside as a STVR and post it to the Airbnb platform to generate revenue and allow me to be able to afford the home. I believe STVR units add to the year round vibrancy and vitality of the community and support prosperity in the region.

Regarding the concerns of public disturbances coming from STVR units, we support all units being licensed and having maximum occupancy requirements. As our neighbors will attest, we strive to be good community members and take our jobs as hosts seriously to be sure we have good quality occupants that are positive additions to the community. Just like landlords of market rate rentals, sometimes we get bad renters. But, I support enforcement and penalties for repeated bad actors.

Regarding impacts on housing and rental stock, I believe rising costs across the country suggest this is a function of the current market (i.e. increased demand for housing in great communities and limited supply) and not specifically a function of STVR units cannibalizing available housing/rental units.

I appreciate the opportunity to share my thoughts and look forward to continuing to be a good landlord and hosting quality guests in the Idyllwild Community.

Matt Davis
619-772-7541
communitasgroupinc@gmail.com
55160 S Circle Rd, Idyllwild, CA 92549

Outlook for Android

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Wednesday, November 10, 2021 1:45 PM
To: Diane Darcy; Jones, Steven
Subject: Re: estimates of revenue for STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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Diane, pretty good estimates but as you say a bit low. According to the County Civil Grand Jury Report on STR's issued earlier this year at the county's request as of 2020 the county through transient occupancy tax (TOT) collected $1,628,506 from 567 registered STR's. Idyllwild/Pine Cove has 355 of the 567 registered STR's or 63% of the total which means the county is collected approximately $1,026,000 just from our community.

In addition to TOT there are application and renewal fees, both of which I understand the county is looking to increase. Moreover, it is estimated based on surveys of VRBO, Air B n B, and Vacasa websites that the total number of STR's in Idy/Pine Cove is actually around 600….606 at last count. This means that about 250 are unregistered. With increased oversight and code enforcement, both of which we will be speaking about at tonight's town hall meeting (hope you can make it – if you are I recommend getting their early as we are expecting standing room only), the county would increase their revenue (based on the 2020 numbers per STR) BY ABOUT $700,00 ANNUALLY, bringing the total to over $1.7M…and those are just the 2020 figures.

Then, if the county institutes an inspection process for all STR's and charges $1,000 per inspection this could generate a one-time windfall of $600,000 a portion of which could be used to hire code enforcement officers for us up here on the Hill to be available nights and weekends especially. These officers could respond to problems, write citations, etc. They could also track any unregistered STR's and require them to apply for registration and inspection. After that an annual renewal fee of say $500 (up from $100) could generate another $300,000 to pay for on-going code enforcement and perhaps more monies for our sheriff and fire departments thereby putting the money back into our community to protect and serve.

Steven, I know you have been diligently and patiently fielding all these emails so thank you for that. We look forward to seeing the updated draft ordinance when it is ready to be released to the public.

Brian M Tracy

From: Diane Darcy <dianedarcy7@gmail.com>
Date: Wednesday, November 10, 2021 at 12:34 PM
To: Steven Jones <sjones@rivco.org>
Cc: "brianmtracy@gmail.com" <brianmtracy@gmail.com>
Subject: estimates of revenue for STRs

Dear Steven Jones:

As I read through the draft, I notice that Riverside County fees for STR certificates and renewals are well below those for neighboring San Bernardino County.

My estimates below are probably well below the current actual numbers and amounts:

500 STRs in Idyllwild
2 nights/wk rented= 104 nights per STR
500 X 104= 52,000 rentals annually
at approx $200/night= TOT is $20
52,000 X $20= $1,040,000
500 STR certificate renewals per year=$5,000
$1,040,000 + 5,000= $1,045,000 collected by Riverside County

Even as a low and inaccurate estimate of monies collected by Riv Co, I would like to know how those funds are spent to help Idyllwild residents deal with issues connected to STRs.

I thank you for your attention.

Diane D'Arcy

From: Diane Darcy <dianedarcy7@gmail.com>
Sent: Wednesday, November 10, 2021 12:35 PM
To: Jones, Steven
Cc: Brian Tracy
Subject: estimates of revenue for STRs

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven Jones:

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My estimates below are probably well below the current actual numbers and amounts:

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Even as a low and inaccurate estimate of monies collected by Riv Co, I would like to know how those funds are spent to help Idyllwild residents deal with issues connected to STRs.

I thank you for your attention.

Diane D'Arcy

From: Woodland Park Manor <info@woodlandparkmanor.com>
Sent: Wednesday, November 10, 2021 12:20 PM
To: Jones, Steven
Subject: Ordinance 927 Idyllwild Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello
We appreciate the opportunity to share our point of view regarding short term rentals in Idyllwild.

Let me introduce ourselves. We are Colin and Denise Day, owners of Woodland Park Manor, an Inn in the Fern Valley area of Idyllwild.
We have owned and operated our lodging business for 42 years.
We added short term rentals, starting in the early 1990's.
We currently offer 7 cabins in addition to our lodging here at Woodland Park Manor.

We want to be sure the County of Riverside considers the fact that short term rentals can be managed responsibly.

All our rentals are permitted, we have always paid TOT taxes on every rental, we limit numbers of guests, we never allow parties, all our cabins have sufficient off street parking.
Our noise policy is more strict than the County's....we ask our guests for quiet between 9:00 pm and 9:00 am and no loud music or loud noise is allowed any time of the day.
Our properties are well maintained...no messes, no trash.
All our guests come to our office to check in. We meet and speak to every guest.
Neighbors all know how to reach us if there is a problem.
When that occurs, which is very rare, we are available 24 hours a day and respond immediately.

We certainly understand resident's concerns.
Many rentals are not managed well.....no limits on numbers, noise, parties, no personal contact with management etc.
Some neighborhoods suffer every weekend with inconsiderate renters.
I agree there needs to be more oversight and better protection for neighborhoods.
This is not only a business for us, Idyllwild is our home!
We want Idyllwild to stay the quiet, charming gem that it has always been!

The community does need to be protected from abuse.
However, that does not have to mean severely limiting visitors.
The shops, restaurants, gas stations cannot exist on the income from residents alone.
This has always been, and will always need to be a town with tourism.

The needs/rights of all need to be addressed..... the resident homeowners, business owners and the property owners who choose to rent their cabins.
We are hoping this can be solved constructively and respectfully....considering the needs of all involved.

Denise and Colin Day
Woodland Park Manor

From: Jeffrey Burke <jeff@burketriolo.com>
Sent: Wednesday, November 10, 2021 11:58 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Subject: AGAINST proposed ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr Jones,

As a property owner and resident of Idyllwild, CA, I am uncomfortable with the proposed Ordinance 927, which limits uses of Short Term Rentals (STR's) in Riverside County and castigates them as bad neighbors. They are not, and in fact, are a boon to our town.

I am attracted to the quiet, peaceful and natural settings of the area, as I'm certain are many other residents and visitors to our area as well. STR's may be a source of bother to some, but as a businessman and resident, I also see that they bring life, vitality and money into our area. This ordinance smacks of NIMBYism by grumbly, old residents of our area who would rather yell "Keep off my lawn" than actually welcome visitors to our area (mostly on weekends) and see the town prosper.

Although I do not own an STR, there are several rental cabins near me. Occasionally they have guests who visit for the weekend and are generally pleasant, friendly and in awe of our town. They are not bothersome, and although I can occasionally hear them, they are generally much quieter than full-time neighbors would be. I have never had a significant problem with them.

If you drive through our town you will see certain properties with broken down vehicles on blocks, stacks of refuse and old equipment on front lawns and buildings generally in a state of disrepair. Those are certainly NOT STR's, but instead are locals who eke out a living in old family properties or homesteads held from long ago. They do not care about their surroundings or neighbors, but only their own interests and "getting by". They are the past, not the future, of Idyllwild.

You will also see a number of well-maintained, attractive cabins on some of the streets. Generally, those are the STR's. They add value to the local properties, add business to the local hardware stores, restaurants, gift shops and holiday events, and bring good reputation to the area.

I maintain that there are other, more pressing problems from local residents whose loose dog packs, reckless driving, unkempt properties and more should be dealt with, not by imposing new ordinances, but by enforcing those already on the books. If the County is looking for a bogeyman to blame, begin with those who add little to the community, not the STR operators who have invested money, labor and their futures to enliven the businesses and viability of the town.

I hope that those responsible will vote against this proposed ordinance.

Yours sincerely,

Jeffrey Burke
25891 Wayne Dr
Idyllwild, CA 92549

o: 626.799.1405
m: 626.318.4055

From: Lorraine Triolo <lorraine@burketriolo.com>
Sent: Wednesday, November 10, 2021 11:12 AM
To: Jones, Steven; district3@rcbos.org
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven Jones and Supervisor Chuck Washington,

My name is Lorraine Triolo and I am a resident of Idyllwild. I am writing to urge you to NOT put a moratorium on STRs in our town. Our charming mountain town relies heavily on tourism. From small businesses like gift shops to restaurants to local handymen and cleaners, we depend heavily on the traffic and income that STRs bring to our town.

We have seen first hand how lack of tourism affects our community. Between the Cranston fire and the roads washing out a few years ago, many businesses had to close their doors for good because our full time residents alone were not able to give them the support they needed. Idyllwild has been a tourist community since it's inception; the first cabin rentals dating back to 1890.

In regards to the draft ordinance 927.1, I am in support of most of it, with the exception of a few things:

- Posted signage in front of every STR with the owners name and contact number. This will be an eyesore in our quaint little town. It also seems like quite an invasion of privacy and an open invitation for phone harassment for those with their numbers publicly posted. I hope you will reconsider this.

- Section 8.D that specifies that STR owners no longer have the ability to change the appearance of their house. This is incredibly vague and, if enforced to the letter of the law, would make it so homeowners could be cited for normal upkeep like repainting their house, replacing rotting decks or adding landscaping lighting. I urge you to be more specific in this section in regards to unpermitted advertising etc.

Finally, in regards to the idea of the permit moratorium. This idea has not been mentioned in 927.1, but it has been widely circulating in our community. Banning permits for new STRs will only force new STRs to fly under the radar. It will increase the amount of unpermitted STRs and will make it increasingly more difficult to regulate them. This is a thinly veiled attempt to slowly ban STRs in our town which relies on tourism. I urge you to not consider enacting this moratorium.

Help keep small business in Idyllwild alive by allowing STRs to continue here.

Thank you,

Lorraine Triolo
310-560-2740
25891 Wayne Dr, Idyllwild CA 92549

From: Sherry Honn <shonn42@gmail.com>
Sent: Wednesday, November 10, 2021 8:46 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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Mr. Jones,

I am writing in regards to Ordinance 927 for Idyllwild. I am an owner of a Airbnb in Idyllwild. We purchased in early 2020. We wanted a vacation home in Idyllwild and with the increase in prices, the increased cost of taxes (necessary to cover cost of protection from wildfires) and cost of insurance, we decided to offer it on Airbnb hoping to get one or two rentals a month to help us offset the cost.

We have been using it as an Airbnb since then. Ours is a 2 bedroom house and we advertise that it sleeps 4-6. The bulk of our rentals are 2 to 4 guests including children. We post the requirements the county asks us to along with our rules. Our guests are normally couples, small families and sets of 2 couples that are sharing a weekend in the mountains. We have ample parking on site, room for 4 cars and then some. Normally there are no more than 2 cars and we do monitor that thru our "ring" doorbell. This is also how we monitor our number of guests. We do not do instant bookings, I make contact with every guest and require full names of all of the adult guests. I feel this puts them on notice that they are all responsible for their actions.

We talked with our neighbors and made sure our immediate neighbor has our phone number if there were any issues. We did a 8 foot wall enclosure on the side of that neighbor to block sound and light in consideration for them. In the time we have been doing Airbnb, they have called once and we had our local contact go over and talk with our guests and they were very cooperative.

We are responsible landlords, we advertise that we are not a party house. I went to CHANGE.ORG and reviewed the residents requests, they all seem reasonable to me. I am not opposed to an additional fee possibly based on allowed guest count. That would be equitable since the owners of larger cabins or who promote "parties" are most likely to create the need for police intervention and a higher use of the communities' resources.

I do understand the residents concerns' and we strive to be an asset to the community not a detriment. Our prices are reasonable but not cheap. The guests we have go to dinner, shop and bring commerce to the town. Without this type of guest, Idyllwild would likely suffer from the lack of commerce.

One issue that I think would help would be for the garbage site to have access so that leaving guests can dispose of their garbage, maybe a $2.00 fee for any non resident to drop off. It would mean Saturday and Sunday access to the site, but that cost could be offset with the fee.

Another alternative would be to have offsite dumpsters for guests to dispose of their trash. That is how Big Bear handles it and that would solve the problem of animals foraging in the trash cans.

Thank you for your time.

Sherry Honn
Rep # 139

Parts
Unlimited

From: Pam Jenson <pjenson@hotmail.com>
Sent: Tuesday, November 9, 2021 11:36 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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My husband and I have owned a small 1930's cabin in Idyllwild since 1988. It is a second home and for the last 20+ years it has been a vacation rental. It averages renting a couple of weekends a month. I would like to share my perspective and thoughts as a landlord and address some of the concerns that have been expressed regarding short term vacation rentals. Some of my comments are pretty self evident. Turning my property into a full-time rental would increase water usage and trash. Full-time renters would put more risk to the drinking water from septic over capacity. I would not turn my home into a full-time rental for two reasons: doing so would negate my family and I from ever being able to use it which is why you often have a second home. I speak from experience when I say that many renters are really hard on a home. I think there's often a mindset that I pay the rent I can do what I want to this place. I wouldn't be surprised if you took a survey of vacation rental owners a majority of them would not turn their property into full-time housing. I am sure there are issues that need to be addressed and that code violations need to be enforced on a more regular basis. Lack of enforcement would seem to be a county responsibility not the homeowner who is usually absentee or the vacation rental property management company. Idyllwild Is a tourist town whose economy depends heavily on people who come from off the hill. Many of these visitors are renting vacation rentals. Thank you for considering my comments.

Mike and Pam Jenson
Bandon, Oregon

From: catcolvin7@gmail.com
Sent: Tuesday, November 9, 2021 9:43 PM
To: Jones, Steven
Subject: We refuse to be bullied any longer. 927 Ordinance

Follow Up Flag: Follow up
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I hope to illuminate troubling events on our street, Acorn Lane, in Pine Cove 92549. These were 100% caused by short term renters. These people obviously do not respect fundamental laws in a family neighborhood. Our quality of life is damaged, and not just by the usual loud music and trash offenses.

Two doors downhill, we witnessed a large pit bull dart into Acorn Lane and violently mutilate a leashed dog. The pit bull was allowed to dart out by a male SHORT TERM RENTER who obviously has no care for any of us. This gruesome and traumatic event went on for several minutes while the pit bull gripped and ripped, and this horrific mauling could have happened to any of us. We caught video of part of this noontime horror. While we try to do improvements we feel unsafe outdoors — even in the daylight!

A music festival attendee "short term renter" was seen blatantly stealing firewood from the property of another neighbor. When our friend Ron Draper witnessed this theft in the night time, he bravely confronted the selfish thief / music enthusiast and made him put the firewood back.

After signing a short term rental contract explicitly forbidding smoking cigarettes, short term renters broke their agreement at the home of neighbor Jeanine. There was additional loud drama (audible from numerous homes) and a variety of additional violations; now Jeanine swears "NEVER AGAIN."

These are renters with no respect for our rights. We cannot accept these risks.

I could go on — but I believe that you can see: this is a serious problem. Please help us. Thank you.

Catherine Colvin
858-357-7495
52198 Acorn Lane, Pine Cove/Idyllwild

Sent from my iPad

From: jerijohn@verizon.net
Sent: Tuesday, November 9, 2021 4:46 PM
To: Jones, Steven
Subject: 927 Ordinance suggestions for Idyllwild

Follow Up Flag: Follow up
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Dear Steven Jones,

We have lived in Idyllwild since 1965 and 1976 (respectively). Idyllwild is a special haven to its residents and the many visitors. The purpose of this email is to help you be aware of how the quality of life here has been greatly affected in a negative way due to STRs.

How we have been affected:

* Noise. LOUD parties. When we phone the sheriff we are told the officers are busy but they will try. Nothing happens. Officers have to make choices and noise is low on the concern list.

BTW ... In October we rented from La Jolla Vacation Rentals. In the contract it told us the unit had a device that measured decibels and reported loud continuous noise to them. We would be evicted immediate should this happen. It reminded us that we were in a neighborhood and needed to respect that. Three cheers for them.

* Parking. We live on a street with no painted middle line because in some areas of the street, two cars can barely pass each other. When people park all over the street it's even worse. You'd think people would slow down with that situation. Think again.

* Security problems. Our friends have a second home in Idyllwild, with a camera on the property. Next door is a STR and several times people renting that house go to my friends' home and hang out on the deck. YES. SHOCKING. Several times we have received phone calls from our friends asking us to please go tell them to stop trespassing. When there is snow, I know many visitors trespass to sled IN PEOPLE'S YARDS. An older friend went out to shoo people away (they were tromping over her roses) and was threatened.

* Housing shortage. I know so many families now (who have lived here a long time) who cannot find a rental. ZIP. NADA. This is terrible! Ask any realtor.

* Water. We all are extremely careful with water usage. All of our water comes from mountain wells, depleted from years of drought. All these people deplete the wells.

Please take our concerns seriously. There should be STRs, but we need stronger regulations. Thank you for reading.

Sincerely,

Walter and Geraldine John
PO Box 83
54080 Strawberry Valley Dr.
Idyllwild, CA 92549
November 9, 2021

jerijohn@verizon.net

From: Jim Thomas <jimthomas67@gmail.com>
Sent: Tuesday, November 9, 2021 8:56 AM
To: Jones, Steven
Subject: Idyllwild Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

My wife and I are homeowners in Idyllwild. You must be aware that half of the mountain community are weekend or occasional visitors to our properties. Owning a property wherever it is has costs to it above and beyond any mortgage payment. We own our cabin, but have monthly/annual costs associated with it: electricity, internet, water, homeowners insurance, propane, phone, property taxes, etc. These are costs that can be offset by the occasional renter.

While we don't actively rent our cabin out, we have had friends pay for its use on a limited time basis. Putting a halt to "all" recreational uses from privately owned properties, is overreach. We don't own our cabin to provide a second income, but we do get some benefit to offset fixed costs with the occasional renting to friends. If you must "paint" a rule, don't use such a "broad brush" that squashes the

majority of owners' uses of their
private properties. Refine the "details" of any plans with a smaller brush that can paint "fine details" that considers every nuance that allows resort destination owners to make their own decisions on how to utilize their properties.

Respectfully,

Jim and Melanie Thomas
Igyllwild Property Owners - Fern Valley

From: Alice Scavarda <mtnaie@gmail.com>
Sent: Monday, November 8, 2021 5:44 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing to urge enforcement of regulations for short-term rentals in the unincorporated areas of Riverside County, specifically, the Idyllwild-Pine Cove Area as provided in the STR 927 Ordinance of 2016.

I read the ordinance out of curiosity as this issue has generated quite a bit of public conversation as the stunning proliferation of these STRs has significantly altered neighborhoods throughout the area.

It was news to me that there was a permit and fee involved and that it was not automatically transferable if ownership changed, among other details.

I would strongly recommend that there be a fee increase to cover the costs of a more stringent enforcement of the ordinance as written. As far as I know, neighbors have no recourse to complain to the owner/operator of these STRs as most owners are not residents and are rarely seen at the property they are listing.

I urge the planning commission to seek a means of enforcing the existing ordinance by increasing the fees to property owners.

Thanks for your time, and your efforts,
Alice Scavarda

From: Charles Karubian <charles@karubian.net>
Sent: Monday, November 8, 2021 5:15 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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Dear Mr. Jones,

One last thing - I've also lived in Idyllwild long enough to understand that "abuse" is a two way street. NIMBY-ism is also real, and lawful STR operators can be shut down WITHOUT just cause.

I'm sorry for writing a second time, but I had to mention that. I hope that whatever the new STR regimen might be, that it is fair to STR owners, and does not allow for abuse of the regime by neighbors who simply do not want an STR in their neighborhood.

Idyllwild is home to a diverse group of people, many have been negatively affected by the long-term housing crisis, and the negligence of uncaring STR owners. I understand those people, completely.

I just hope the process is fair to STR homeowners, too.

Charles
213-425-1880

From: sarah lowrey <sarahlowrey@yahoo.com>
Sent: Monday, November 8, 2021 3:39 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,

I am writing regarding the short term rental that my husband and I own in Idyllwild (Pine Cove). I have a few things to share that I think are critical in assessing the value of STRs.

We use our cabin on a regular basis, but when we are not there, we list on Airbnb to supplement the costs we incur. As a reminder, Airbnb collects taxes for this service. Additionally, we have upgraded the home including a new deck, new railing, new paint, pest control and various operational improvements - all of which have used local talent and labor to address. Additionally, because our home is very popular, we are paying a team of local cleaners an average of $800 per month to turn over the cabin. This does not include snow removal which is also frequently needed at our cabin. The value that STRs bring to Idyllwild should include not only tourist dollars, but also the general economy as described.

As semi-local residents, we've been able to get to know a few of neighbors on our quiet street. We are in good contact with our immediate next door neighbor, who has never had an issue with any of our renters. We pre-screen all guests to ensure they are respectful of our community and their neighbors. Do not let a few over-sized/over-capacity rental units cloud your view on this. Additionally, many of our guests are families, and our cabin is suited to their needs. As you may know, traveling with children presents a number of challenges that aren't solved by rooms at an inn. Having space to spread out, a kitchen to prepare meals for fussy toddlers and a place for parents to chill after the kids have gone to bed is critical for every parent. The alternative is often just *not traveling*, which doesn't benefit the local economy either.

While there may be a lack of housing for low wage workers, this is not something that will be solved by selling expensive single-family homes or renting them full time. Rather, the county planning commission needs to encourage redevelopment of some commercial properties into more affordable apartments for rent or condos for entry level purchases.

I encourage you to work with our community to develop sensible, balanced rules that allow responsible hosts to continue to share their homes while benefiting the local economy. Please do not let a few rotten apples spoil the bunch.

Best regards,
Sarah Lowrey

From: TyChristine <themarooneys@gmail.com>
Sent: Monday, November 8, 2021 1:18 PM
To: Jones, Steven; The Marooneys
Subject: Idyllwild SRT - 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,
As homeowners and short term rental operators in Idyllwild, we'd like to comment on the 927 proposed ordinance to say that we are:
AGAINST - public posting on external areas of our home indicating that we are operating an STR; we believe this makes our property a target for crime and vandals.
AGAINST - more regulation and additional fees to enforce regulations
FOR - OUR TOT TAXES TO BE DIRECTED TO THE IDYLLWILD COMMUNITY TO MAINTAIN INFRASTRUCTURE, build parks, and pay for local enforcement of STR regulations,
FOR - notifying our neighbors that we are STR operators and providing them with a local and direct number to contact us should a guest pose a problem,
FOR - having a limit to the number of guests that local STR owners can host. We have a two-person maximum on our property with VERY strict quiet hours rules and ABSOLUTELY NO PARTIES or gatherings on our property; and (touch wood) have had no issues with parties or disrespectful guests. We believe that the number of guests should be limited, that parties should be prohibited and that guests should have designated, on property parking,
FOR - enforcing 'good neighbor' regulations that are already in place,
FOR - limiting STR certificates to individual OWNER owned and prohibiting corporate or solely INVESTMENT owned STRs for owners who do not use the homes and/or that have a general disregard for the community well being. We purchased our second home as a vacation home; we use it frequently, we shop locally and hire local contractors and maintenance workers, we care deeply about the local environment and economy.

Warm Regards,
Christine & Ty Marooney
TOT CERT#71-282

From: Carlos Padilla <chuckorwhateh@yahoo.com>
Sent: Monday, November 8, 2021 9:24 AM
To: Jones, Steven
Cc: Erynn Ross-Callaghan (via Google Docs)
Subject: 927 ordinance

Follow Up Flag: Follow up
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Saunde
Short Term

Fee To Operate	2
Number Of Days Permitted Per Year	12
Guests Allowed Per Rental Unit	

This is something I'm working on getting approved in my neighborhood in idyllwild. Still going to add noise and fire safety control .. I understand your concerns on shorterm rentals and I agree with alot of my concerned neighbors, but I believe that it is also a financial boost to the community of idyllwild. If we can come together and create a program that controls things from getting out of hand , it's in the best interest of both sides to come together to figure this out responsibly and fairly..

Sent from Yahoo Mail on Android

From: Frank <altobellof@aol.com>
Sent: Monday, November 8, 2021 8:52 AM
To: Jones, Steven
Subject: 927 ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone I am emailing my opposition to the STR and their major negative impact that short term rentals have had on my family. I live at 24610 Schaeffer Dr. Pinecove. My neighbor across from me has begun churning his short term rental which has been a growing problem for myself and my neighbors. The gusts are very frequently loud disrespectful and the Jacuzzi which is in the front of the short term rental makes a great deal of noise and there have been occasions when individuals have decided they didn't require bathing trunks and were nude in the Jacuzzi During the daytime. We strongly support increased restrictions on this rental community. Frank Altobello and Barbara Czescik

From: Charles Karubian <charles@karubian.net>
Sent: Monday, November 8, 2021 8:47 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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Good morning Steven,

As a third-generation Idyllwild homeowner, and a very mindful "STR Host" (through AirBnB), it is clear to me that decisions DO need to be made to ensure that Idyllwild does not lose the very community and character that made Idyllwild attractive in the first place.

It's very clear that Idyllwild is in crisis. There ARE too many vacation rentals in Idyllwild, and there IS a long-term housing crisis here.

Here are my suggestions:

1. NO MORE "INSTANT BOOK": "Instant Book" allows guests to reserve a cabin without being interviewed. "Instant Book" is a license for negligence.

2. "KNOW YOUR NEIGHBORS": Require all STR hosts to provide their name and phone number, AND manager's name and phone number, to all adjacent neighbors. If a disturbance occurs, then the STR owner would be required to act quickly to address, and would be responsible for damages of any kind.

3. AN ON-CALL RIVCO TOT COMPLIANCE OFFICER: I'd gladly pay a higher TOT tax if the County would hire a "Roving TOT Representative", who responds to complaints and visits STR's to: a) Address neighbor's complaints, b) Determine if the STR is currently certified and licensed to operate by the County, c) To determine if the STR's TOT taxes are paid and up to date, and d) to determine if the STR is a "recurring problem in the community".

4. FINES: The TOT office should be able to levy fines to STR owners who do not, or cannot respect the local ordinances regarding parking, noise, or trash disposal.

5. CAP ON STR ACTIVITY: Putting a cap on the amount of time, per cabin, that an STR could function - If any STR could only rent for only 6 months of the year, or something like that, it would make long-term rentals more attractive to absentee landlords, while allowing part-timers like my own family to rent to responsible people as an STR while we're away.

Steven, I love being an AirBnB host. I very rarely have to deal with abusive guests, because I interview every prospect. I usually end up scaring away prospects with my emphasis on my passion for enforcement, but the quieter families love it, every time.

** Aside from my own full-time property managers (David and Kristin Atwood), I've actually hired a full-time on-call security contractor. A very well-known animal abatement contractor, Tracy Phillipi doesn't charge much per month, and is very security-minded and available day or night.

Well, those are my thoughts. If you have any questions regarding anything I've written here, I'm available anytime to discuss.

Wishing you the best of luck,

Charles
213-425-1880

From: Deidre Vail <deidrevail@aol.com>
Sent: Monday, November 8, 2021 2:46 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Steven Jones, Principal Planner, Riverside County,

We have a second home in Idyllwild and it was the beauty and serenity of this mountain community that led us to buy our cabin over 20 years ago. People who have actually live in Idyllwild, whether in a primary residence or second home, know how precarious living in the mountains can be. We are acutely aware of fire danger, our limited water supply, aging sewer system, septic tanks and limited road access during snowstorms, etc.

Historically, visitors who came to Idyllwild for a short period of time would stay in one of our many motels, inns, etc. which are designed to house and meet the needs of tourists. Now, too many people are renting their cabins as short term rentals (STR).

These short term rentals have many negative impacts on our community:
1) Some of the people who live in Idyllwild as full-time residents, and are vital workers for the businesses in Idyllwild, cannot afford to purchase a home and have traditionally been renters. Many of the properties that at one time were available to these individuals are now off the full-time residential market and are being used as short term rentals. This causes a terrible housing scarcity for many of our residents.
2) In addition, short term rentals can put an additional burden on our demand for water and our aging sewer and septic systems.
3) Many of the streets in Idyllwild are narrow and there is limited parking at some homes. This can be problematic when multiple families occupy a STR, and it results in illegal parking. The parking situation can be particularly dangerous during/after snowstorms when the streets get plowed and an illegally parked vehicle, coupled with snow berms, can block an emergency vehicle.
4) People using STRs aren't as acutely aware of the significant fire danger we live with much of the year. Unlike an inn or motel, they don't have someone monitoring their activities and may decide to use an outdoor wood fire pit,

BBQ or their fireplace during periods of high fire danger. A careless fire could literally wipe Idyllwild off the map.
5) People who use STRs may be coming to Idyllwild for peace and tranquility, or they may want to get together with friends and "party". Living next to a STR can potentially be a noisy situation.
6) What happens to the trash? We don't have regular trash service in Idyllwild. Locals know we need to take it to the transfer station. Unless the owner of a STR hires someone to pick up the trash, it's going to sit there and attract scavengers.
7) If there are people in a STR that are not following the correct protocols, how quickly can the sheriff respond? There aren't a lot of sheriff's cars patrolling the streets of Idyllwild.

I realize some people with cabins want to use them as a STR and are just looking at how much money they can make. However, there have to be some regulations that limit how many STR can be in Idyllwild. Are there mandated regulations that STR and their occupants must follow? Are there adequate county personnel assigned to Idyllwild, particularly over the weekends, to monitor the STR and make sure they are following the rules? Are there fees for permits that are adequate to cover the extra burden and risk of the STR to the community? Are the STR inspected so they are safe and to code for their renters?

The Riverside County Board of Supervisors must take action regarding STR to protect Idyllwild and its residents, who have a vested interest in the community. Please help us protect the Idyllwild we love, from being negatively impacted from a minimally regulated short term rental marketplace.

Sincerely,
Deidre and Joe Vail

From: C. S. Phelps <csphelps1@yahoo.com>
Sent: Sunday, November 7, 2021 10:07 PM
To: Jones, Steven
Subject: Ordinance 927 or 927.1
Attachments: IMG_3506.PNG

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Dear Mr. Jones,

This email pertains to our thoughts on the matter of the Ordinance 927 revisions. We hope the following thoughts and opinions are taken into consideration by the appropriate county authorities.

We own a short term rental (str) in Riverside County (Idyllwild-Pine Cove), CA. It's our vacation home and it gets our full attention. We personally maintain and manage the property ourselves. We provide equal opportunity, non-discriminatory housing. We are responsible and considerate owner-operators. We are neighbors to a variety of full-time owners, full-time renters, part-time owners and str guests. We believe the vast majority of str guests are respectful and considerate people who just want to come up to hike, relax and enjoy the area. We also know unfortunately that there are a few people who are not.

The Pine Cove Property Owner's Association (PCPOA) most recent Newsletter nicely states this: "It's a great time to be living in or visiting Pine Cove", written by Richard Schwartz, President. We fully agree!

Idyllwild, Fern Valley and Pine Cove area str's provide a place for local families' relatives and friends to come visit and stay nearby, in a home-away-from-home, as well as providing nice housing for tourists, visitors and people needing temporary housing, such as during the pandemic, or because of a loss due to a fire or other unfortunate and unforeseen event.

Travelers should be able to have a safe and enjoyable getaway in a comfortable home in the beautiful Riverside County communities, just like property owners are afforded this opportunity. Rules and expectations should be for "everyone", not just owners of str's. There is inequality when there are different rules for str's, long term rentals, owner-occupied and/or non-occupied properties.

STR's are typically better maintained, kept looking good from the outside, don't have full time occupants who, in our experience, can sometimes be an ongoing

problem or a nuisance and they don't leave or move away. Some full-time residents are more of a problem or present negative issues - more than the occasional infrequent short-term rental visitors. For example, full time renters and/or owners may have nuisance barking dogs, loose dogs, onsite drug consumption and/or distribution, unstable people, excessive noise, un-kept properties, cause parking problems, etc. Full-time occupants actually use more emergency services and utilities (ie. water, electric, septic or sewer), as opposed to str's.

Neighborhood policing should not be placed in the hands of a few disgruntled people who want to control things that happen on properties that don't belong to them. When there is a disturbance or something illegal, law enforcement should be the agency to handle the disturbance, nuisance and law violations. Where there are no HOA's with CC&R's, there may be recommended guidelines, but NOT unreasonable mandatory rules and restrictions.

Property owners, whether their property is a str, full-time rental, full-time owner occupied or vacant property, have **privacy rights** that should not be compromised. Things like their contact information and details about their private property, (such as the owner's name, phone number, the number of people and vehicles that can be on their property), should not be disclosed out in public via the proposed "sign visible from the road". In addition, the fact that their home may not always be occupied, making it vulnerable to theft or vandalism, should also not be made public. Signage should absolutely NOT be posted outside on vacant or sometimes unoccupied homes. If signage were required on str's, then it would be fair for ALL homes to have the same information posted outside, including owner-occupied properties and full-time rentals. But of course no one would want this requirement. So neither should str's have this requirement.

Regarding the proposed requirement for notification to neighbor dwellings located within 300 feet of a str's property line, a distance of 300 feet as a radius comprises over 283,000 square feet, or 6 ½ acres, (0.05682 miles radius) which could be at least 20 or 30 separate properties, at a minimum, as an example. It is unreasonable to expect anyone to gather names and mailing addresses of 20-30 or more property owner neighbors to send out notifications that their home is offered as a str. [See the attached satellite map screenshot for just one example of the size of a neighborhood area within a 300 foot radius circle].

A property owner should not be found guilty of breaking a law when they did not intend for anyone visiting their home to be a public nuisance. An individual or

party committing an offense should be the person(s) penalized for rule infraction. Law enforcement should be able to handle it and let the people know they are not abiding by the laws. The sheriff's department could be a better option to take noise complaints rather than the Riverside County Planning Department.

There should be equal treatment for residential properties, whether they are str's, full time rentals, owner-occupied or vacant properties, as it relates to ordinances/rules involving noise, parking, lighting, nuisance complaints, etc.

These again are our thoughts on the matter of the Ordinance 927 revisions. We hope the forgoing thoughts and opinions are taken into consideration by the appropriate county authorities.

In Kind Regards,

Larry and Cheryl Phelps

From: Havitys <hakotel@protonmail.ch>
Sent: Sunday, November 7, 2021 12:00 PM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones:

Thank you for taking the time to read this message.

I am a retired property owner, whose only source of income, save for Social Security, is the income I receive from the rental property I own in Idyllwild. Short term rentals have been a Godsend for me. Unfortunately, I cannot live full time in Idyllwild due to health concerns, but I do like to spend short visits in my home. Most of the time I live in the LA Area, where I am a renter.

If I get a full time renter for my Idyllwild home, I cannot visit my wonderful home, and that would make me, well, sad. I love to sit on my patio and listen to Strawberry Creek as it flows by my home. Besides, short term rentals give me more income than I would get from a full time renter.

In addition, a full time renter would use much more water, more electricity, bring more trash, more traffic, more stress and strain to the infrastructure of Idyllwild than the mostly only weekend visitors ever could. Without short term renters, most of the local businesses, such as the gift shops (no more Woolys!), the restaurants and the bars (Bye, bye, Middleridge Winery!), and the ice-cream shops (No Atomic Ice Cream?) would all pretty much go broke and close, as short term renters come to town and spend lots of money at those businesses. A full time renter would probably not spend anywhere near as much money on those types of businesses. No short term rentals equals many small local businesses in the County would close.

Less business revenue equals less tax revenue for Riverside County, and that's not in the best interests of anyone in the County.

Eliminating my short term rental income would be a disaster for me personally. I have owned property in Idyllwild for years now, and I have been very happy with the many years that I have been an owner here. If the County limits or eliminates short term rentals, the value of my Idyllwild Home would drop, as many of the properties in the County would be less desirable for people like me. All of this means that the County would need to re-value my property tax downward accordingly. Lower property values equals lower tax revenue.

Do you think that the wealthy home-owners in Palm Springs and Rancho Mirage would not sue the County for the lost property values that would occur from limiting or eliminating short term rentals in Riverside County?

No. Please don't hurt the people like me, those who love Idyllwild and the rest of Riverside County, and who want to enjoy this wonderful place and want to share it with the many visitors who are the guests in my home.

Thank you for reading this message.

Sincerely,
David Goble

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with ProtonMail Secure Email.

From: ROBERT HETZLER <twounreel@aol.com>
Sent: Sunday, November 7, 2021 11:28 AM
To: Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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There are so many STR in Idyllwild. The people who rent these places say only two to three people will be staying at the home. However, sometimes there are multiple people who arrive and stay. Many seem to think they can park anywhere they want. Our roads in Idyllwild are county roads and parking on both sides of the street sometimes does not let emergency vehicles drive thru. It is dangerous for everyone. The renters also think that they can play loud music and party to the point of being intoxicated. They sometimes wander the neighborhood trespassing on private property. I sincerely hope something can be done to rectify this on going problem. Thanks for your concern. Paula Hetzler

Sent from my iPhone

From: Alice Cutler <alicecutler@gmail.com>
Sent: Saturday, November 6, 2021 6:13 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: Brock, Robyn; Jones, Steven
Subject: 927 Ordinance

Follow Up Flag: Follow up
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To Whom It May Concern:

I am writing to you to express concern about the proposed ordinance to limit short term rentals in Idyllwild. After years of visiting Idyllwild, I bought my house there last year. My husband and I love the town and have made it our second home. We, like many other short term renters, want to have it as a vacation home and need to rent it out as a short term rental when we're not there in order to pay our mortgage, Not only have we significantly improved our lot of land, but we also hire local contractors and support local businesses when we're in town. We have good relationships with our neighbors and make sure that there are no complaints about our renters when we're not there. Additionally, we use a local management company to manage all of our renters, employing locals to clean and maintain the house. We take extra care of our house and maintain the peace and quiet in the neighborhood. Please consider homeowners like myself and protect home sharing.

Sincerely,
Alice Cutler

--
Alice Cutler
she/her
917.771.4001

From: [redacted]
Sent: Saturday, November 6, 2021 4:40 PM
To: Jones, Steven
Cc: [redacted]
Subject: 927 Ordinance

Follow Up Flag: Follow up
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As Riverside County revises it's STRs Ordinance, I would strongly recommend that vacation rental landlords be fined and/or held accountable for failure to be registered with the county in the past.

In January 2017 I received a postcard from the county with the address of the neighborhood vacation rental and a hotline number to contact in case of a problem. My neighbors and I used that hotline to report issues.

Although issues arose from time to time which were dealt with directly with the property owner or the temporary tenants, in July of 2020 neighbors called the hotline on the weekend only to find that the number we had been given was no longer the correct hotline contact.

The following Monday I phoned the county to follow up and was directed to the Desert Permit Assistance Center. I learned that the property was no longer registered, and therefore, our neighborhood was not informed of the hotline number update. I asked that the county investigate and reregister the property.
Understandably during the pandemic, it was explained to me that there was only one code enforcement officer and dealing with this would take time and require patience. I received no further county communication.

When I read our local paper about CHANGE.org and community concern regarding short term rentals, I became curious once again about the registration of the property in my neighborhood. I phoned Cindy Gosselin at the Desert Permit Assistance Center. I gave her details about the property and emailed her a link to the listing on a popular rental website. Kuddos to Cindy. Our exchanged emails show that in 18 minutes she followed through by contacting the property owner regarding his registration.

Using a popular rent by owner website, I used the reviews button to find many reviews each and every month since 2017 for both of the neighbor's properties during the years they were deliberately unregistered. This took just a few minutes and is evidence that the property was out of compliance.

In this case, the owner disregarded the county 927 ordinance by failing to register. Frustrated neighbors have had to deal with noise, parties, illegal campfires, continuing to rent during COVID shutdown, etc. on our own creating animosity and friction. Why shouldn't there be a consequence? Monetary compensation in the form of a fine is only fair. As a property owner in the mountain community if I were to fail to pay the extra annual fee from Idyllwild Fire for fire protection, I would have a monetary consequence. If I fail to reregister an automobile, I have a late fee added.

And it is obvious that monies are needed to increase code enforcement as there are far more than 355 STRs in Idyllwild (as per a recent Desert Sun article) as Idyllwild Vacation Rentals handles 50 properties, VRBO lists 232 properties, AIRBNB lists 281, VACASA lists 43, New Spirit Vacation Rentals 63, many inns in Idyllwild also handle some vacation properties (Silver Pines for one from Idyllwild Town Crier article), and all other properties "under the radar."

I ask that my comments and identity be kept confidential. Our neighborhood currently has encouraged the property owner discussed earlier to better vet his tenants, has created house rules to minimize potential problems, and is personally responsive to our concerns as neighbors. I don't wish to disturb the peace.

From: Melanie Bomar <melaniebomar@gmail.com>
Sent: Saturday, November 6, 2021 4:33 PM
To: Jones, Steven
Cc: bomars1@gmail.com; Nikki Harding; Kenny Cassady; Bob Lewis
Subject: 927 ordinance - STR owner opinion

Follow Up Flag: Follow up
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Steven,

I am writing as a STR owner in Idyllwild. I have heard there is a push against STRs and I want to make sure the voices of the owners are being heard. I had to search for your email so I know that many STR owners are not getting the same information or platform that some of the anti-STR people are getting. Please remember the loudest voices are not representative of all voices.

As a STR owner, we have not had any complaints, we know our neighbors, and we abide by the rules for quiet times/etc. The STRs help the local community thrive by employing locals for repairs, cleaning, etc and the STRs bring tourists for the local businesses. I am fine with fining renters who are loud after quiet hours or who leave trash all around. I am not fine with punishing the STR owners with new rules and regulations. I particularly do NOT want a front yard signage requirement as that would tell potential thieves that this is a property with some vacancies. I also do NOT want my info on the sign so anti-STR people can harass me.

Please note whose voices you are hearing and make sure you have representation from the STR homeowners themselves. We love Idyllwild, are good for the community, and deserve a voice. I worry that the townhalls and petitions happening now are one-sided.

Thank you!
Melanie and Scott Bomar
26580 Crestview Drive

From: Marla Sparks <marla@burketriolo.com>
Sent: Saturday, November 6, 2021 1:40 PM
To: Jones, Steven
Subject: Ordinance 927.1

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Hi Steven,

I am a full time resident in Idyllwild as well as a STR property owner.

I am in favor of most of the new proposed ordinance, except for the following things:

- Signage in front of every house with the managers name and phone number. This is information that I agree should be given to neighbors when a new airbnb is permitted (or retroactively if they are already permitted). But as someone who manages their STR personally, I do not agree with having my name and phone number on display at all times for anyone driving by. This is also a welcome sign to transients in the area who are aware of which homes are likely vacant during the weekdays. I really suggest you reconsider the sign out front of each house and instead propose each STR owner meet and inform each neighbor within a certain vicinity.

- There is also talk of a moratorium on new STRs. To me, this is asking for more unpermitted STRs and would not at all reduce the amount of unpermitted STRs, it would increase them. It is incredibly easy to set up a house on airbnb to rent without going through the permitting process and it seems much more difficult to sniff out the unpermitted ones and have them sign up retroactively.

Instead of a moratorium, I am in favor of increased enforcement of the current (and new proposed) regulations. The moratorium serves no purpose if there is no enforcement, it is just a gateway to begin closing down STRs in our neighborhood which are the lifeblood of our tourist-based economy.

Thank you for your time,
Marla

Marla Sparks
626.590.0250
www.marlasparks.com

From: Idy Gal <jeannine.charles.stigall@gmail.com>
Sent: Friday, November 5, 2021 7:51 PM
To: Jones, Steven
Subject: 927 Ordinance {Re: VRBO trouble in Paradise (Idyllwild)}

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Steve. Instead of writing a new email I am forwarding one I sent earlier to SARAH and Robyn. We are "full time" residents with a nightmare STR next door. It hosts up to 22 ppl. The septic is for a 2BR and our community well is within 100ft. The lack of rental properties for our locals is concerning. Please don't hesitate to call me if you want to chat. We will be at the town hall mtg tomorrow. (We just picked up our mail today.)
Jeannine Stigall
Full time resident
Previous Idyllwild Fire Protection District commissioner X9 yrs and proud to have served our community.

On Sun, Sep 5, 2021 at 4:26 PM Idy Gal <jeannine.charles.stigall@gmail.com> wrote:

> **RE: 25271 Tahquitz Road Idyllwild, CA 92549**
>
> Hello Sarah and Robyn,
> Thank you for your response and I look forward to hearing from you Robyn. I wanted to pop in and say that I was surprised to see this issue regarding STRs on the front page of the local paper. I don't usually get the paper so please forgive me for not knowing there was already an ordinance review in process. Covid has me safely tucked into our Fern Valley home and it has actually been enjoyable ;) Guess I'm a bit of a hermit now. Please forgive me for not being up on current events.
>
> This weekend the above STR permitted/built at 2BR/1BA but is unpermitted at a 6BR/3.75BA as is advertised as "sleeping over 20" hosted a bachelor party. My husband stopped by to say hello ("before everybody got drunk") and to mention how music and even conversations can travel several blocks. He got "yeh, we know" from them but true to their word the music was off and we didn't hear a peep after 9:00pm. You can imagine the noise up until then tho. Plenty of profanity, loud music, and playful shouting. We don't mind the playful noise as we raised 5 boys and a girl but the profanity sucks any joy out of the other happier noise. So there's that.
>
> **What worries me the most is that such large groups are in a home with a septic system rated for a 2BR/1BA.** That can't support as many people as we see going in and out of there. That would come back as the owner's responsibility if the septic should fail. **My concern is that one of our community's wells is behind that home and one lot over.....directly behind our home** (25225 Tahquitz Road.) When we moved here in 2007 the Idyllwild Water manager made a point of coming over to visit to be

sure we understood that much of the town's water came from that well. He had concerns that we'd relocate the site of our 1964 septic system. When I cleaned out the old greenhouse I found 2 gallon bottles of DDT with the metal caps rusted thru. They were on the ground and less than 30 feet from the well. I put them in buckets and took them to their office. I was very worried about DDT getting into the water or into the land. My husband just retired from Eastern Municipal Water District so we are both very conscious of how fragile water can be. The original owner/builder of the home next door dug a french drain for his RV when they were building. Code enforcement told him to put in a septic system. He put in a septic system *cover* over the french drain and the CE Officer cleared him. I called to check in and was told he put in a system. "Nooooo, he did not. We would have noticed." So back came the CE Officer, snow was shoveled away and a violation given. The owner/builder then banged on my door yelling that he had more money than they could ever fine him for. "Good for you! Now get off my porch." It was an absolute nightmare and totally unnecessary. Just abide by the rules to keep our forest and community healthy and safe. It shouldn't be that hard. I was happy to hear that he had sold the property and was no longer an issue.

Thank you for sticking with me thru this. My final issue is the number of STRs in Idyllwild. Kids who grew up here cannot find a place to rent. If they can't live here they move off-Hill and we've lost part of our community flavor. On our short block alone there are 4, possibly 5, STRs and a historic inn. A large old home across the way was just bought and is being remodeled. We hope it won't be yet another STR. There are no homes for our young families to rent. The visitors are nice for the economy but they don't have the commitment to the community. There has to be a sweet-spot where we get to continue to live in nature and welcome others to join us for a short period. I know that's what you are working towards and thank you for that.
Please don't hesitate to call me if I can be of any help.
Stay safe, stay well,
Jeannine Charles-Stigall
951-659-2426 landline, leave a msg.

I don't check my email very often so if you need to get hold of me please text or call my cell or leave a message on the house phone.
Jeannine Charles-Stigall

On Mon, Aug 30, 2021 at 8:44 AM Rodriguez, Sarah <SArrodr@rivco.org> wrote:

> Hello Jeannine,
>
> Thank you for your email - I have cc'd Robyn Brock, our liaison to STR issues, for guidance in this matter.

Warm regards,

Sarah Rodriguez
Sarrodr@rivco.org
Board Assistant to
Chuck Washington
Riverside County Third District Supervisor
37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-955-1030
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From: Idy Gal <jeannine.charles.stigall@gmail.com>
Sent: Friday, August 27, 2021 12:21 PM
To: District3 <District3@Rivco.org>
Subject: VRBO trouble in Paradise (Idyllwild)

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Hello Supervisor Washington.
This is Jeannine Stigall up in Idyllwild. We met briefly several years ago when I was a member of the board of commissioners at Idyllwild Fire Protection District (2009-2018.) I resigned due to medical issues but am proud of being part of the team that kept the District from going bankrupt (due to years of mismanagement) and being turned over to CalFire which our residents *strongly* opposed. IFPD is once again a trusted icon in our community, which I'm sure you know. My husband and I have lived in the Fern Valley community since 2007.
The reason I'm reaching out to you is about the Vacation Rental By Owner (VRBO) policies. I'm familiar with most of the rules but we have a unique situation next door to our full-time home. The VRBO was built around 2010 and was permitted as a 2 bedroom, 1 bath with a finished basement which is essentially the first floor in the backyard as it is built on a slope. As soon as the final inspection passed the owner turned it into a 6 bedroom, 3.5 bathroom vacation rental. It is touted as a "Luxury Log Cabin" that sleeps 20. There are often more than that there. We get motorcycle groups and large family/friends partying mostly on the weekends. We've had one drunk guy teaching his son to shoot squirrels with a .22, drunken revelries on the massive deck, and wedding parties that stole the peace from our lifestyle. Usually we are able to wave over the fence and explain how we live in a natural amphitheater and sound travels. Most renters understand and correct their activities but there are exceptions. It's usually noise associated with alcohol and the very large hot tub. Recently we were woken up at 3:00 am....thru a closed window and our garage between us. I handled that by heading back to the fence and shining a flashlight to get the hot tub party's attention. I no longer go on the property after dark as I need to take my portable oxygen with me and it is a sloping dirt driveway. That and I had

a rude guy semi-threaten me a few years back. Now I usually call the Sheriff to intervene as my son (a police officer in Bend, OR) has asked me not to put myself in that situation again. The property manager is usually responsive but she's also worried about "losing the last large group rental I have." I need to add that we have come to the aid of our short-term neighbors multiple times. Usually it is snow related. My husband has a tractor and has plowed snow so cars can be moved, pulled one gal's car out of a ditch when she pulled too far forward, and happily loaned out snow shovels and other gear to dig out vehicles. It surprises me that the owner doesn't provide the tools to dig out of the snow. Once we allowed the renters to use our WiFi when the rental's went out. We try to be the neighbors we would want to have but it can be a challenge with so many people affecting our lifestyle.
My final concern is that of our dog. I have found arrows in our backyard that were apparently shot from the back deck. Not sure if our dog was the target or if they were shooting at the birds nesting in our apple tree. Arrows were found in the tree once the leaves dropped. Our dog barks. That's her job. We usually confine her to the house if it is excessive. These people come into OUR neighborhood, not vice versa. I do worry that someone will take intoxicated pot shots at her. (our previous dog lost an eye to a BB gun, not here tho)
My worries/questions follow:

1. Can a home be rented out for more than what the permitted occupancy (based on **PERMITTED** bedrooms and bathrooms? (in this case 2BR/1Ba vs 6BR/3.5Ba.)
2. This property has a septic system and is within 100 feet of our community well (Fern Valley Water.) The original builder faked putting a septic system in when he had his trailer onsite. He became threatening when I challenged him on it. I turned it over to code enforcement and he tried to fake them out with a fake septic cover covering a hole in the ground. I worry about our community water source which is directly behind our home.
3. We know of 4 VRBO homes just on our street within a block. Three of them are side-by-side. A company bought and is now remodeling another home across Fern Valley Road and we fear it too will be a large group rental.
4. What are the limitations of vehicles parked within the property and on the main road?
5. What process do I need to start in order to file a complaint?
6. Is the fact that their headlights activate our security system a reasonable complaint? (they pull in facing our kitchen which activates the system even at its lowest setting)

Please know that we support the VRBO homes as they boost Idyllwild's economy. We encourage people to come visit. Idyllwild is beautiful year round and we love to share it's small town feel. However, the VRBO policies should not remove from the full-time property owners the sense of living in nature away from the chaos of larger communities. We've had people say they want to be in nature but then they destroy that environment with loud music, late parties, and traffic. I am hoping you'll be

able to help us either enforce existing limits or create them if they are not currently in place. Would this be possible? I would be happy to come to your office to discuss this with you or your staff. I'm also happy to be on the agenda for any future meetings you may have. Please contact me at 951-659-2426 (h) or 951-256-0421 (c) as needed.
Thank you again for all you do.
May you and your staff remain well during the Covid pandemic,
Jeannine Charles-Stigall

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County of Riverside California

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.
I don't check my email very often so if you need to get hold of me please text or call my cell or leave a message on the house phone.
Jeannine Charles-Stigall

From: curt rose <firecrewcapt@yahoo.com>
Sent: Friday, November 5, 2021 7:14 PM
To: Jones, Steven; Me
Subject: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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My comment for you regarding the Short Term Rentals in Idyllwild-Pine Cove, Ca.

How, what or who to contact when I can smell and identify the toxic materials the renters are burning in the fireplace?
Basically they're to lazy to take the trash out and dispose of properly. I'm a retired Fire Captain, so my sense of smell is very sensitive to toxins burning in a household fireplace/wood stove as they exit through the chimney. I know who to contact actually but this is the first time I can present this as a specific problem, these lazy ass tourist/part time visitors as in they own the house but only reside in their house once in awhile at their convivence, to someone in the county government. Please help.

Thank You,
Curt Rose

From: Karin Greenwood <greenwood.karin@gmail.com>
Sent: Friday, November 5, 2021 6:36 AM
To: Jones, Steven
Subject: 927 Ordinance STRs in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Jones,
I will not be attending the meeting on November 10 at the Town Hall in Idyllwild at 6:30 pm due to Covid concerns but I want you to know that my family and I are all very concerned about the proliferation of STR's in Idyllwild in general and in my neighborhood in particular. I have lived in the same home here since 1974. The issues that will be addressed at this meeting are very important to us. Last weekend at a STR near us, there were at least 5 cars at the residence. There was loud rap music playing outdoors, children yelling, a dog barking and we could hear all of that on our walk around the block with our dog long before and after we reached this property. For the immediate neighbors I know this was upsetting having talked to some of them.

I especially also worry about access for emergency vehicles and snow plows when STR's do not have adequate off street parking. It has already been an issue when vehicles are parked on the street during snowy times for the snowplows. With extra cars and people who do not know how to drive in snow it will become especially dangerous. For residents it is often necessary to keep digging our cars out of off street parking during snowy weather. STR renters will not be doing this. There are not enough professional snow removal people to handle the influx when the STRs are busy as well.

This whole situation with STRs needs much better regulation. Please pay attention to the concerns of our community. Be sure representatives from your office attend the meeting on November 10, 2021 at the Idyllwild Town Hall.

Sincerely,
Karin Greenwood
951-973-8651
greenwood.karin@gmail.com

From: Jon Brown <jbrown510@gmail.com>
Sent: Tuesday, October 26, 2021 2:45 PM
To: Jones, Steven
Cc: Brock, Robyn
Subject: STRs in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Steven (cc: Robin Brock),

Wondering what data the county (planning department) has on the economic impact of Short Term Rentals in the Idyllwild area and long term history or STRs here.

A couple specific data points I'm interested in but have been unable to find on my own and realize may not be available are:

1. TOT taxes paid by year from 92549 (or similarly defined region)?
2. Primary economic impact of tourist spend in the Idyllwild area (local spending other than on lodging)?
3. Secondary economic impact of tourist spend in the Idyllwild area (spending by locals directly employed in tourism sector ie restaurant staff, housekeepers, etc…)
4. Spending by STR property owners specifically on home improvement and maintenance (contractors, snow removal, house keeping, etc)?

Anecdotally as a resident this impact seems massive and positive. Just trying to quantify some of it.

Further, wondering about some non-economic planning issues specifically. I've tried digging through 2020 decennial data to find specifics on a couple data points but it seems only total population data has been released, not detailed breakdowns like there are for 2010 and 2000. I'm wondering if you have housing data for 2020 vs 2010 and 2000?

5. Number of housing units available by type, detached homes vs multi-family.
6. Occupancy data owned primary home vs rented primary home vs second home.

From reviewing total population numbers I think Idyllwild has increased by roughly 500 full time residents in 20 years, and in the same time period added ~50 housing units (mostly motels converted to apartments with a handful of new detached homes). Presumably a lot of "vacation homes" absorbed that influx, but it's really hard to quantify. Further it seems like there was a huge surge after the 2020 census, we call them covid city escapees. Lots and lots of people, sudden able to work remotely, bought in 2020 and moved in full time.

Finally on the topic of the number of STRs historically.

7. Do you have historical data on how many STRs operated in Idyllwild _before_ ordinance 927? Ideally going back to at least 2000 (before Airbnb existed)?*

* Vacation rentals were the norm up here long before the internet existed, let alone platforms like Airbnb. They just got listed through local brokerages like Quiet Creek Cabin rentals and Idyllwild Vacation Cabins. The thing Is, nobody seems to have a reliable memory as to how many there were operating at any given time. I recall one of this agencies 15 years ago telling me they had 100 private cabins… but my memory of a conversation over a glass of wine 15 years ago isn't exactly the most reliable thing.

Again, totally understand if any/all this isn't available. Just run out of places to look on my own and though maybe you'd have some.

Kind Regards,
Jon Brown
Idyllwild, CA

From: District3 Information
Sent: Tuesday, October 26, 2021 1:59 PM
To: Jessica Cohn
Cc: Brock, Robyn; Jones, Steven
Subject: RE: In support of short term rentals in Idyllwild

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Jessica,

Thank you for your email – I have cc'd our deputy chief of staff and planning liaison, Robyn Brock, and also the principal planner for the short-term rental ordinance, Steven Jones, for their awareness.

Warm regards,

Sarah Rodriguez
Sarrodr@rivco.org
Communications Director to
Chuck Washington
Riverside County Third District Supervisor
37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-955-1030
Subscribe to Chuck's Chronicles Here!



From: Jessica Cohn <cohn.jessica@gmail.com>
Sent: Tuesday, October 26, 2021 12:44 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: In support of short term rentals in Idyllwild

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Hi there,

My name is Jessica Cohn, and I am a homeowner in Idyllwild in Riverside County. I bought my home in September 2020 as a vacation home and investment property. Since then, I have put a ton of work into the house, using all local contractors, bringing it up to date and making it more fire-safe. I love Idyllwild

and my house and spend a lot of time there; when I'm not there, I rent it out to guests via a local property management company.

I am writing to ask that you protect the rights of County homeowners like myself who share our homes to supplement our income and allow access to Idyllwild's beautiful natural environment for visitors.

Prior to me purchasing the house, it was a rarely-used vacation home (as are multiple other homes on my street). Vacant homes do nothing to support the local economy (and in fact, we've had several house fires in the last year due to squatters cooking drugs in vacant homes). The 10% TOT tax I pay for each visit is money that otherwise would never have come into the Riverside County coffers. I also continue to hire local service people for housekeeping, home improvement projects, regular maintenance, fire abatement work, and more. It's wrong not to consider the full effect short-term rentals have on the local economy of a tourist destination like Idyllwild.

I know all of my neighbors and have positive relationships with all of them in every direction, and they know that they can reach out to me at any time if a visitor is disturbing them by, for example, blocking their parking. To date, we haven't had a single issue that I'm aware of. My cabin has a limit of 4 people and 2 cars; most of my visitors are couples or small families, not people looking for a place to party. I believe that the right thing for Riverside County to do is directly address the issue of what I expect is only a handful of bad apples instead of blocking the ability of homeowners to host visitors who happily abide by all the rules and regulations.

Idyllwild in particular is unique in Riverside County in that folks have been coming here for 100 years to _stay in a cabin_. There is nothing wrong with the local motels and inns, but the fact is it's not what most want. What most want is the experience of living in a cabin in the woods, not just another hotel room. This was true long before platforms like VRBO and Airbnb made rental cabins here more accessible to all.

As you discuss and draft regulations that will impact us, please support our right to share our homes, and help residents and businesses throughout Riverside County to continue to benefit from the sharing economy. Please work with our community to develop sensible, balanced rules that allow the majority of responsible hosts to share our homes, protect the integrity of neighborhoods, and ensure hosts, guests, and the local community continue to receive the full economic benefits of short-term rentals.

Jessica

From: Rodriguez, Sarah
Sent: Tuesday, October 19, 2021 11:52 AM
To: Dennis McGuire; Jones, Steven
Cc: marklamont@idyllwildfire.com; Jim LaMont; Weiser, Bill; Frater, James
Subject: RE: .....Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area, with an IMMODEST PROPOSAL

Follow Up Flag: Follow up
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Hello Dennis,

Thank you for your email – I will bring it to the attention of our staff as well.

Warm regards,

Sarah Rodriguez
Sarrodr@rivco.org
Communications Director to
Chuck Washington
Riverside County Third District Supervisor
37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-955-1030
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From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Monday, October 18, 2021 5:40 PM
To: Jones, Steven <SJones@Rivco.org>
Cc: Rodriguez, Sarah <SArrodr@rivco.org>; marklamont@idyllwildfire.com; Jim LaMont <jimlamont@idyllwildfire.com>; Weiser, Bill <Bill.Weiser@fire.ca.gov>; Frater, James <James.Frater@fire.ca.gov>
Subject: .....Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area, with an IMMODEST PROPOSAL

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Attention Steven Jones,

I thank you for responding to me about my Idyllwild airbnb concerns. But having my comments "incorporated into the file material" and become "a part of the public record" doesn't sound promising. So, let me up the ante. I'm cc'ing this to Sarah Rodriguez of Supervisor Chuck Washington's office, to our

Idyllwild Fire Chief and Fire Marshal, and to Chief Bill Weiser and Fire Marshal James Frater at the Office of the County Fire Marshal. And why to this particular list of County officials? Because there is a hole in the "Short Term Rental Ordinance" proposal (for the unincorporated areas of our County) big enough to drive a fire truck through!

Go to any house address in Idyllwild that's on Zillow, but don't look at the "Satellite" view, look at the "Road" view. Then pull back, but not so far that you can't see all the squares and rectangles that signify a house or a cabin. Then work your way around our valley and up to Pine Cove. What you will conclude is that Idyllwild is a fairly dense suburb! Then go to "Lot lines" and focus in until the trees show up. Idyllwild won't look much like a suburb anymore, it will look like a forest, a forest of trees, or a forest of match sticks waiting to be lit (as likely as not by a careless visitor?)! And then add this to that: I have lived here now 48 years, I've been through 4 mandatory fire evacuations (with more evacuations to come, I expect), and though hundreds of thousands of bark beetle-infested trees have been removed, as we now seem to be living in endless drought conditions, the forest here is much denser, by far, than when I moved here.

I assume that even if you don't usually talk with one another, you are aware of the County Fire Marshal's Office. Are you aware of their 1/07/21 Technical Policy requirements for "one and two family dwellings", etc.? It is clear that the Fire Marshal has not forgotten how we lost 5 firemen in the Esperanza Fire of October (ah, October) of 2006, and why. And so, having reflected on the implications of our warming climate, the Office has imposed access and egress requirements with regards to parcels that can now be developed, that can now have a house or cabin built on them. And based on that criteria, there are hundreds (or more) parcels on this mountain that will never be built on.

My IMMODEST PROPOSAL is simple: Any house or cabin approved for use as an airbnb must meet the standards put forth in Technical Policy #TP 16-001 (revised 1/07/20), meaning that it must be on a County maintained road that meets present County Road standards, with regards to width and cul de sac diameters (where they occur), and if the house or cabin is located more than a 100 feet from the County road, the driveway must meet the width and turn around standards set forth in that document (for fire truck access and egress). And understand, my wife and I live in a house on a street that meets those standards and like all the other houses in our immediate area, except for one or two, our house and the others are within a 100 feet of the roadway. In other words, the houses I'm looking out my window at now are, according to your Short Term Rental requirements, potentially part of what we could call "Motel Row". But better that than what would be allowed in the Ordinance proposal--unless I am missing something, a potential airbnb can be any cabin or house located anywhere up here!

After I press "send" on this, I will forward it to those I believe are also concerned about this issue. Especially in Idyllwild, airbnbs have exploded like a virus (and we all have lately been reminded of what viruses can be like!). And now we are all playing catch up. That's not your fault, nor is it mine. I empathize with your situation, trying to find a balance between vested self interests and public safety. But that balance must tilt towards the latter, not towards the former. I wish you good luck in your endeavor. And if you need a "public safety" fall guy, feel free to nominate me to the position.

And if what I am proposing winds up having no place, there are still a Code Enforcement option or two out there, as we both have commented on. I asked our local Fire Marshal about this a couple of years ago and he made it pretty clear that once a house makes a leap from being a single family home to being an airbnb, whether part time or full time, there are code requirements that can be imposed, if the manpower is made available to enforce them.

Thank you for your consideration,

Sincerely, Dennis McGuire, Idyllwild

And P.S.

I am an architect and I have designed and built house projects here at some distance from the street on fairly large parcels, parcels where creating 8 parking spaces, for two people per car (per your Ordinance proposal), would not be that hard. The way I got those projects approved by the Fire Department in years past was that we provided a fire hydrant near the house. Now, if the 2020 Fire Marshal Technical Policy requirements are imposed, as I propose, then these houses won't be available as airbnbs, not for 2 renters, not for 16 (and with regards to the two projects of mine that I am thinking about, I am certain that under the new regulations I wouldn't now be allowed to build where I was allowed to build in 1976 and in 1991).

From: **Jones, Steven** <SJones@rivco.org>
Date: Thu, Oct 14, 2021 at 12:09 PM
Subject: RE: Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area
To: Dennis McGuire <mcguiredarcheetect@gmail.com>

.....Thanks, Dennis, for your email and for contacting the County of Riverside. Your comments are being incorporated into the file material and are a part of the public record.

Latest draft Short Term Rental Ordinance language and other information can be obtained here (https://planning.rctlma.org/Advance-Planning/348UPD). Updates, based on your comments, the County's Grand Jury's and ad hoc committee's findings are occurring this week.

Staff anticipates public hearings for the ordinance update to commence December 2021 at the Planning Commission, wrapping up early 2022 at the Board with changes that increase owner and renter responsibility and County accountability. Like you said, Code Enforcement will be key in helping property owners, business proprietors and renters alike come to a better understanding that complying with the ordinance and being a good neighbor is appropriate to reduce conflict and increase safety.....

You may reach Planning staff at (951)955-0314 or sjones@rivco.org to further discuss the impending updates to the Short Term Rental Ordinance.....

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501.....



From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Thursday, August 26, 2021 2:03 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Regarding Ordinance 927.1 and airbnbs (short term rentals) in the Idyllwild area

.....Mr. Jones,

In 1976 I sent a Letter to the Editor of the Idyllwild Town Crier and because of the subject they placed it in the paper as "Another Point of View". It got quite a response, so I put together a Town Hall meeting, which also inspired quite a response. The focus was on limiting growth here, so we wouldn't turn into Big Bear or Arrowhead or Mammoth. And the way I presented it was straightforward: people are going to keep coming to our mountain and to our town in greater and greater numbers, and we need to be gracious hosts. But those of us who live here and live and work here should have some say over what kind of place this is and is going to become. And given our context, this valley surrounded by its granite escarpment, the kind of place that in most other states of the union would be a National Park, maybe our town should be the one town in Southern California that wasn't like every other town. So, I wasn't just proposing that we find a way to limit growth here, on a mountain with limited water resources and only two access highways. I was proposing more than that: that we avoid having traffic lights, condominiums, medium rise motels, even sidewalks, street lights, and name brands--if we could.

Attending my presentation were members of the Izaak Walton League, especially Ernie Maxwell and Spark Schnitzer. And they thought that since I was an architect (I came up here in late 1973 to build my first house) and dealt with the Planning Department on a regular basis (I had to get approvals from the Planning Department to get to the Building Department), then I should be the one to explore our options with the county and get a reliable answer to the crucial question: what is the most effective way to guarantee that Idyllwild can continue to be the Idyllwild we knew and loved? Should we incorporate? Or should we leave well enough alone, depending on the County to look out for our best interests? Well, it turned out that there were lots of people at the County level who were already thinking ahead and considering the implications of the population growth that was inevitably coming to Riverside County

(there were just under a half million people living in Riverside County when I moved here in 1973 and there are now two and a half million). And there were those in County Planning, many my age at the time, who were thinking about Idyllwild and these mountains as a special case--after all, our county is a mostly desert county. So, it didn't take me long to get back to the Izaak Walton League with what my quest had taught me, that the County was on our side and that the risks and costs that would attend our incorporating were not worth taking or paying. So, we worked with the County and, eventually, with the State and even the Federal Government. We got rid of half of the commercial zoning in this town in the late 1970's. When what's called "the Fort" was proposed for the center of town at 15,000 square feet (on a 3/4 acre parcel that would have produced a three story wall against the street, with a two story parking lot behind it!), the town said "no". And after a time and a number of Town Hall meetings, an 8000 square foot structure, with on-grade parking behind it, was built. Stop lights have been proposed and been shot down. And there are no condominiums and though we did once have a Chart House here, even that name brand is gone now.

But that was the 1970's and how things played out in another century. And though there have probably always been cabins and houses here that have been rented out on occasion, in the 1970's we did not anticipate the explosion of what are called "airbnbs"! I was one of a few locals here last year to get in touch with Chuck Washington, our County Supervisor, to propose closing our town down for a couple of months, to the degree it could be closed down, as the Covid Virus took off! And that was done with the support of the county and the state. Motels were available only for essential workers, parks and trails were shut down, and airbnb rentals were forbidden during that period. But I had mentioned to Wahsington's office that the "official" number of airbnbs here (as close as I could discover online) was 760. And someone from Washington's office called me to tell me that Supervisor Washington was shocked to hear that there were so many--and I'll admit that I responded with "I am pleased to hear that he is shocked." I have been commenting for the last few years that it is interesting that we have been able to quadruple the number of rooms available for visitors to stay in up here and we didn't have to build even one more motel in order to accomplish that feat.

Now, what is the most appropriate way to deal with the explosion of the number of airbnbs here? Below is an article from last year's Los Angeles Times about what San Bernardino County has been doing out in the Joshua Tree area: Code Enforcement. But that area is not as vulnerable to the effects of Global Warming as is Idyllwild, ie. the possibility of another forest fire! I'm certain that if you ask the Sheriff, the CHP, and our Fire Departments whether they would rather be trying to get 10,000 people off this mountain on a big weekend, or 15,000, if there is another fire, whether via one or both of our access highways, they will tell you that whatever the lower number is, that is the preferred number!

It turns out that time is of the essence with regards to all of this. There are 20 million people within a 3 hour driving radius of this place and the Covid Virus has inspired many more than the usual numbers to flee to this mountain and to Idyllwild. And as before, we must be gracious hosts. But as before, we who live here, who live and work here, and those of us who have devoted our lives to this remarkably special place, have a right to some say about what this place is and will become. Let me know if I can help you in any way.

Sincerely, Dennis McGuire, Idyllwild (951 659 3177).....

Date: Mon, Feb 10, 2020
Subject: Interesting....San Berdo gets the ball rolling.
To: Dennis McGuire <mcguiredarcheetect@gmail.com>

https://www.latimes.com/california/story/2020-02-10/joshua-tree-is-in-an-uproar-over-a-new-law-requiring-code-enforcement-inspections-of-vacation-rentals?_amp=true


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County of Riverside California

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Monday, September 27, 2021 2:50 PM
To: Jones, Steven
Subject: **REALLY IMPORTANT MESSAGE **Fwd: Comments re Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Steven, I trust you saw this email already, Peter really brings home the major points that we're looking for in an extremely thorough manner…
Thanks again Joel

Subject: Comments re Ordinance 927.1

Mr. Steven Jones (sjones@rivco.org)

My name is Peter Szabadi. I have been part of our Idyllwild community for the last twenty-five years. I am the Vice-President of the Idyllwild Water District.

The lack of proper administration of the STRs and the uncontrolled issuance of STRs has substantially negatively impacted our community.

I have been participating in an ad-hoc group of concerned citizens including Terry Shirley with whom you had a number of communications over the past months concerning the impact of uncontrolled issuance of STR permits and the lack of meaningful supervision of the permit holders.

I understand that the proposed changes to the last version of 927.1 should be finalized by early October and that it will reflect the recommendations issued in the Grand Jury's recent report. This will certainly be progress in the right direction.

There are two areas of concerns for us here in Idyllwild. First the way the STR permits are handled. In this regard in

addition to the recommendations of the Grand Jury, I would like the following matters addressed: a. Inspections on issuance and at each annual renewal; b. eliminate allowing off premises parking; b. determining the maximum number of renters per home, based on health, zoning and square footage; c. holding corporate operators responsible for violations of the STR rules; d. insurance appropriate to the use of the leased premises; e. not permitting STR leases for less than two(2) days, and f. limiting issuance of permits to homes where the owner personally resides i.e., limit use of the STRs to single users in order to eliminate business operations consisting of multiple homes.

Our second concern, which was not addressed in the Grand Jury's report, is the impact of the high number of STR s already issued.

As I understand more than 243 STR permits were issued for Idyllwild as of February 2021. I am quite sure that this number has substantially increased since then. Based on my understanding, more than 50% of the total Riverside STR permits were issued for our tri-city area. The STR issue is not county wide, it is particular to us and some areas of Temecula.

Riverside County cities have almost uniformly addressed the issue of the proliferation of STR either by prohibiting them and/or severely limiting their uses and numbers. See for example La Quinta, City of Riverside, Palm Desert and Palm Spring. We need a similar approach for us.

I would make the following recommendation in this regard:

1. Limit the number of permits to be issued for a particular area;
2. Provide for a gradual reduction of the already issued permits over time to a reasonable fixed number; and

3. Only permit a limited number of short rentals per permit.

I believe that given these many issues it would be appropriate for the Board of Supervisors to issue a temporary moratorium on issuing new permits.

I would appreciate if the Board would set up a Committee of Concerned Citizens to advise the Supervisors of their concerns and recommended solutions for resolving the many remaining issues.

I appreciate your assistance in advance

Peter Szabadi
pszabadilaw@gmail.com
310-2007102

cc: Ms. Robin Brock (sjones@rivco.org)
--
PLEASE NOTE CHANGE OF ADDRESS AND FAX NUMBER

PO Box 3510 [For US Mail]
53541 Westridge Road { For FedEx, etc]
Idyllwild CA 92549
tel. 310-2007102
fax 310-491-7960
pszabadilaw@gmail.com

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vírusellenörzésen esett át, de a vírusmentességet nem tudjuk garantálni.

<to Planning Department.docx>

From: Captain Woody <captainwoody@gmail.com>
Sent: Thursday, September 23, 2021 2:05 PM
To: Jones, Steven
Subject: Ord 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Steven J.,
I know your time is short. Our solutions to STR issues summarized ...
-A limit on the number of STRs.
-Limiting STRs to commercial areas.
-At a minimum, an STR ban on non-county roads.

Details ...
I follow a few groups of residents here in Idyllwild that are having STR problems. The solution that keeps popping up is less STR certifications. This one thing would benefit our community greatly.

Of primary concern is untenable fire evacuations. With almost 600 STRs in our small community, we have village traffic on weekends. 85 people died in the Paradise Fire in a similar mountain community. Some died in their cars stopped in traffic. Further, this is a liability for Rivco. Many solid points were mentioned in the Grand Jury report and we are looking forward to those changes. I did not see the evacuation liabilities accounted for.

Many communities in CA have solved most of their STR issues by limiting STRs to commercial areas. This would cleverly bypass a hard limit on the number of certifications. Our roads away from town are small, slippery and proving treacherous to tourists. STRenters are constantly blocking roads and neighbor driveways.

Non county road ban. Our non-county roads are single-lane, wind through trees and have steep sections. It's crazy to have STRs on them. And they are not county maintained; zero road maintenance or plowing. Residents pay for and do all of the work ourselves. The STRs on our road do not help with the costs or labor while increasing traffic greatly; heavy propane and septic trucks, maintenance trucks, maids, guests. STRs are a large, unfair burden on us. I know Rivco banks over a million dollars a year on TOT. Just remove them from non county roads. This helps with all other issues too.

Another reason to limit STRs is lack of long term rentals. Shop workers have to commute from off-hill cities. Some wonderful people in our community have been kicked out for an STR remodel. STRenters do not follow common fire sense often tossing coals into pine needles etc. Road and driveway blocking is a large issue, especially in winter.

I know you are getting pressure from the Supes to keep as many STRs as possible for the TOT income but homes like ours have become difficult to live in.

AirDna.co indicates 536 STRs advertising, as of July 1. More now of course.
https://www.airdna.co/vacation-rental-data/app/us/california/idyllwild/overview.

We are full time residents, owners since 1974. I make most of my local money off of tourists and we own the STR next door (currently long term rented to help the community). Quality of life should come first in Rivco.
Thank you,

Woody Henderson
310.357.1070 call anytime.
My wife Giovanni and neighbors; Courtney, Michael & Dinette, Mark & Denise, Mark and Matt.

--



Mr. Steven Jones (sjones@rivco.org)

My name is Peter Szabadi. I have been part of our Idyllwild community for the last twenty-five years. I am the Vice-President of the Idyllwild Water District.

The lack of proper administration of the STRs and the uncontrolled issuance of STRs has substantially negatively impacted our community.

I have been participating in an ad-hoc group of concerned citizens including Terry Shirley with whom you had a number of communications over the past months concerning the impact of uncontrolled issuance of STR permits and the lack of meaningful supervision of the permit holders.

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I would make the following recommendation in this regard:

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3. Only permit a limited number of short rentals per permit.

I believe that given these many issues it would be appropriate for the Board of Supervisors to issue a temporary moratorium on issuing new permits.

I would appreciate if the Board would set up a Committee of Concerned Citizens to advise the Supervisors of their concerns and recommended solutions for resolving the many remaining issues.

I appreciate your assistance in advance

Peter Szabadi
pszabadilaw@gmail.com
310-2007102

cc: Ms. Robin Brock (sjones@rivco.org)

From: Jayson Matthews <lettherebejayson@gmail.com>
Sent: Wednesday, September 22, 2021 6:18 PM
To: Jones, Steven
Subject: "Ordinance 927"

I appreciate your work on this important ordinance.

1) Parking enforcement in Idyllwild is vital. I live on a small, non-county road in Pine Cove. The house directly up from me has become an Airbnb and the owners routinely allow many more cars to park there than fit in their driveway. They consistently block the road, block fire hydrants, etc. Calling the Sherrif has been useless.

2) WE NEED SOMEONE we can call when there are problems who will actually show up.

3) Speaking of the private road, the endless chain of traffic on this poor street rapidly degrades it. What kind of recourse do we have for damage caused to roadways that are receiving considerably more traffic than they should because of an STR?

4) If a house is on a non-county road, I think the ordinance should include a clause that everyone on that road can vote as to whether an STR should be allowed in the first place. It is obscene what these places have down to small towns like Idyllwild.

5) Complaining to Airbnb is pointless. There needs to be a local oversight committee that hears complaints and decides whether or not to renew an STR license.

Thank you for your time.

Jayson Mathews
Pine Cove

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Wednesday, September 22, 2021 8:45 AM
To: Jones, Steven
Subject: **Ordinance 927** Joel Feingold

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Steven,

I was traveling all day yesterday finishing up my ATM machine route and I'm leaving Los Angeles this morning…

Here are some of the main points Myself and many others would like to see addressed… At least one code enforcement officer in Idyllwild that can be responsible for not only doing inspections prior to permits being issued, but also be around during the primary problem times which are basically Thursday through Sunday, when the issues arise with the short term guests overcrowding some of the neighborhoods, it would just be great to have someone to actually call and have someone come out and address the issue on the spot.

Once an inspection is done and permits are issued, fees and renewal fees are much much lower than surrounding areas and should go up.

There is entirely too much noise and and disruption to our once quiet neighborhoods from many of the larger and poorly managed homes, code enforcement can help with the noise ordinance that is already in place.

Lastly, obviously there are parking issues that arise due to overcrowding, not to mention disgusting things that continually go on in plain sight of young children in some of the Jacuzzis at the larger homes.

Just like when I owned an apartment building I had regular inspections of my Jacuzzi and it had to be permitted since it was used by the public, there should also be permits and inspections done on the Jacuzzis that are in these commercial type operations were by hotel tax is still being collected…
———————————-

I will be putting together a Facebook blast to some of the local Idyllwild groups later today, letting them know this is their best chance to follow up with any last minute input they may have towards this ordinance…

Thank you very much as always for your time, it's greatly appreciated, Joel

Sent from my iPhone

From: Christina Sepe <christinasepe@hotmail.com>
Sent: Tuesday, September 21, 2021 2:05 PM
To: Jones, Steven
Subject: 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Jones,

My husband and I recently purchased a Dennis McGuire architectural home at 53590 Rocky Way in Big Cedar Glen. The previous owners used the home as an Idyllwild Vacation Rental and it was very much in demand year round. While this is a second home for us as well, we decided to forego any rental income specifically for the sake of preserving Idyllwild's resources, beauty, and tranquility.

We are very strongly in favor of upgrades to 927.1 ordinance; specifically, provisions that limit STR's to 5% of a small residential community, a dedicated county enforcer at the Mountain Resource Center on Franklin Drive, required on-site owners of any STR's, and large licensing fees to discourage casual rentals. These are but a few of the ideas that will help maintain Idyllwild as the idyllic mountain town that it is.

We're trying to do our part, and we support you wholeheartedly for doing the same for our community.

Thank you for your time!

Sincerely,
Steve & Christina Miller
(516) 810-0257 (Christina)
(818) 438-1020 (Steve)

Sent from my iPhone

From: Steve Shaw <omniavero720@gmail.com>
Sent: Friday, September 10, 2021 11:40 AM
To: Jones, Steven
Subject: Ordinance 927.1.

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DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Principal Planner Steven Jones,

I live in Pine Cove, 92549. I have already sent you my thoughts on the horrid, horrid, horrid Air BnB at the end of McGovern Road where I live.This was recently posted on our community bulletin board:



Giovanni Cosetti Pine Cove NE • 29 Aug

Badly Behaved AirBnb Guests.
Not only did the Airbnb guests next door bring a 8'x10'-12' inflatable pool for their deck, but when they were done, they felt it was perfectly OK to dump the water over the deck, onto my property/driveway so now I get to navigate a muddy mess when I leave. Good times! So much for water conservation - Boo Hiss.

Unfortunately, this sort of thing is not uncommon; it is the norm.

Please do what you can to help us out. This is our home, our only home. We have to put up with this sort of thing all the time now!

Very sincerely,

Steve Shaw

From: ric miller <ricm29@gmail.com>
Sent: Saturday, September 4, 2021 11:03 AM
To: Jones, Steven
Subject: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon. As an owner/resident of a Bermuda Dunes home, I have become overwhelmed with the number of Short Term rentals on my once peaceful street. The traffic is excessive, the noise is constant and the various different groups of people is disruptive. Can you provide any updates on ordinances that may help to curtail and limit these activities.

Thank-you for any assistance.
Ric Miller

From: ric miller <ricm29@gmail.com>
Sent: Saturday, September 4, 2021 11:03 AM
To: Jones, Steven
Subject: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank-you for any assistance.
Ric Miller

From: Jon Brown <jbrown510@gmail.com>
Sent: Tuesday, August 31, 2021 3:24 PM
To: Jones, Steven
Subject: Draft Ordinance 927.1

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Hi Steven,

I already submitted public comments via email. They were maybe a bit rambling in spite of trying to be concise.

Just want to reiterate a couple things reviewing 927.1 again and the grand jury recommendations.

1. I am in favor of home inspections prior to issuing a permit that set occupancy limits based on off street parking and bedrooms/bathrooms (not beds). Too many folks stick multiple bunk beds and sofa beds into tiny cabins which leads to way to many occupants.

2. I am very strongly against adding any outdoor signage. It's ugly and it's going lead to crime and owner harassment. It makes way more sense to funnel all complaints through an online complaint form where RivCo can monitor both complaints coming in and responses to those complaints. That form could then easily forward complaints via email and text message to the registered contact person. With signage there is just way too much opportunity for abuse if there is a 24/7 direct contact phone number on it. I can also almost guarantee no individual STVR owner is going to be putting their actual cell phone number on that sign. Self managed owners will either stop self-managing (which are the STVR with the least issues) and hire management companies like Evolve and Vacasa or they will hire an answering service to relay messages. In either case the resulting effect would be totally the opposite of what is desired (more responsive owners).

3. I have mixed feeling about raising permit fees. Conventional wisdom is that the least problematic STVRs in Idyllwild are the ones that are self-managed, many of which are only rented out part of the year as the owner actually uses the vacation home themselves frequently. Raising permit fees would discourage this long established practice and would also further encourage more people to avoid registering those types of limited use STVRs at all. I do feel there ought to be much greater enforcement of permits as well as code compliance (noise and occupancy). That enforcement however ought to be funded by the ToT taxes, not permit fees. ToT taxes are in effect a usage tax that better reflects actual code enforcement impacts than permit fees do. A 5 bedroom party house with a pool pays way more in ToT fees than the a 2 bedroom personal vacation home that gets rented out one week each month. I strongly encourage you to consider taking a usage tax approach to funding enforcement rather than a permit fee approach.

Kind Regards,
Jon Brown
Idyllwild

From: Leticia Pelayo <lety@pelayo.us>
Sent: Tuesday, August 31, 2021 11:21 AM
To: Jones, Steven
Cc: Stilwell, Samantha; Supervisor Jeffries - 1st District
Subject: Re: Short Term Rental Ordinance- Grand Jury Report

Follow Up Flag: Follow up
Flag Status: Completed

Thank you so much Steven for the update and response!
I really appreciate the time and attention given to my recommendations.

Please let me know if I can help in any other way.

Best regards,
Leticia Pelayo

> On Aug 24, 2021, at 8:48 AM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Thanks for contacting the County of Riverside. Your comments and suggested are being reviewed for incorporation into the file material and are a part of the public record for the decision makers' action.
>
> As mentioned below, latest draft and other information can be obtained here(https://planning.rctlma.org/Advance-Planning/348UPD).
>
> Planning staff is always available at (951)955-0314 or sjones@rivco.org to discuss the impending updates to the Short Term Rental Ordinance.
>
> **Steven Jones**
> ***Principal Planner***
> ***TLMA – Planning***
> eMail: **sjones@rivco.org**
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
> 4080 Lemon Street, 12th Floor
> Riverside, CA 92501
> <image002.jpg>

From: Leticia Pelayo <lety@pelayo.us>
Sent: Tuesday, August 17, 2021 1:41 PM
To: Stilwell, Samantha <SStilwell@Rivco.org>; Jones, Steven <SJones@Rivco.org>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Re: Short Term Rental Ordinance- Grand Jury Report
Importance: High

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.

Hi Samantha and Steven,

Thank you for allowing me to contribute towards the update of Ordinance 927.

I have spent countless hours putting this document together with an Action Plan to deal with the Short Term Rental problem. It is research based and provides effective enforcement steps.

Please contact me if you have any questions or you would like to disucss this informaiton further.

Thank you,
Leticia Pelayo
lety@pelayo.us
949-434-4303
45251 La Cruz Drive
Temecula, CA 92590

> On Jun 17, 2021, at 10:30 AM, Stilwell, Samantha <SStilwell@Rivco.org> wrote:
>
> Good Morning,
>
> You have previously expressed an interest in being kept updated on the Short Term Rental ordinance revisions moving through the Planning process in Riverside County, as Supervisor Jeffries works to crack down on illegal event venues and party houses masquerading as Short Term Rentals. The Grand Jury has now weighed in with its own ideas on what standards the County should impose in the ordinance:
>
> https://rivco.org/sites/default/files/Past%20Reports%20%26%20Responses/2020-2021/Short_Term_Rentals_Report.pdf
>
> If you have specific comments or suggestions relating to the Grand Jury report or the current draft ordinance language, please send them to the Planner on the subject, Steven Jones: sjones@rivco.org , and copy our office: District1@rivco.org
>
> The current draft language (which is being revised) is available at: https://planning.rctlma.org/Advance-Planning/348UPD

Thank you for your continued interest in this effort,

Samantha Stilwell
Legislative Analyst
Supervisor Kevin Jeffries
County of Riverside - District #1

District Office
16275 Grand Ave
Lake Elsinore, CA. 92530
951.955.1010
<image002.png>

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County of Riverside California

From: Gregg Gittler <ggittler@gblaw.net>
Sent: Monday, August 30, 2021 3:20 PM
To: Jones, Steven
Subject: Fwd: Failure to respond re STRs

From: Gregg Gittler <ggittler@gblaw.net>
Date: August 30, 2021 at 3:17:11 PM PDT
To: D3Email@rivco.org
Cc: sjones@rivco.org
Subject: Failure to respond re STRs

I received a letter from Andrea Mares on behalf of Supervisor Washington in early August. That letter indicated I would hear back soon from County Counsel in response to my letter of July 16, 2021, putting the Board on notice of an urgent situation threatening the unincorporated communities of Idyllwild and Pine Cove; and inquiring as to the justification for allowing the existence and proliferation of STRs, which constitute a commercial enterprise, in neighborhoods zoned strictly residential. As I mentioned in that letter, the residents are facing a dramatic increase of risks of fire, water pollution and sewage overload, partially referenced in a report prepared some time ago by a civil grand jury. As I have yet to receive a response from the County Counsel, it is apparent. the Board is not treating this matter as a high priority, and potential liability is increasing exponentially. This email will be followed by a second letter to the Board. Sincerely, Gregg Gittler, Gittler Bradford and Berg. 310 474-4007. 10537 Santa Monica Blvd #300. Los Angeles, Ca. 90025

From: JP <jpc@greencafe.com>
Sent: Friday, August 27, 2021 9:02 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Mr. Jones

Has the BoD Ad Hoc committee on this issue held any public meetings yet? If so, have any been in Idyllwld?
Do you know when the next meeting might occur? Thank you for your help

JP Crumrine
Idyllwild Town Crier

From: JP <jpc@greencafe.com>
Sent: Thursday, August 26, 2021 7:35 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Mr. Jones

I have some question about draft Ordinance 927.1 I hope you can help me please.

I think it is dated Oct. 20 or 26, 2020. Was it presented to either the Planning commission or the Board of Supervisors then? Or was it officially requested earlier? Will the Board of Supervisors address the issue before the Planning Commission makes a decision?

Will any new draft be released before all the responses to the Grand Jury June Report on Short Tern Rentals have been submitted?

Thank you for your help

JP Crumrine
Idyllwild Town Crier

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Sunday, August 22, 2021 5:40 PM
To: Jones, Steven
Subject: Re: Ordinance 927

Mr Jones,
I never received any response from you regarding this issue. Now i understand that a civil grand jury has provided comment and that TLMA has agreed to the ordinance. What is the final outcome? I would appreciate a response.
Stephen Maddox

On Wed, Jul 21, 2021 at 10:00 AM Stephen Maddox <steve@stephenmaddox.com> wrote:

> Mr Jones,
> Thank you and your group for drafting the 927 Ordinance. It is quite informative but I have a few comments regarding a couple of the proposed changes.
> 1. Exterior Sign Requirement. Here in Idyllwild, there are numerous Airbnb accommodations...some are whole house STRs and some are just a portion of the property, like a guest house or guest quarters. These exterior signs could be a potential problem for properties that are whole house STRs...mainly vandalism and squatters. There are many homes here in Idyllwild that are NOT STRs and they are continuously vandalized or squatted on. If a sign is posting on an STR, that will tell the vandals and squatters that this house is not occupied if no one is renting and will be identified as a potential target. As for the homes that rent out only a portion of their home, which was the original Airbnb model, the home owners live in the property full time and rent out only a portion of their residence. Posting an Airbnb sign or STR sign on their property is not something a homeowner would want...it could also encourage vandalism and potential squatting. I can guarantee you that these home owners who are only looking to supplement their income by renting out a room or guest quarters are not looking to advertise their properties by placing a sign on their primary residence. Possibly that can be reworded.
>
> 2. Parking and Occupancy limits. Limiting the size of the renting party to 2 people per automobile is a little restrictive. That would mean that a family with only one child could not occupy the rental if there is only one parking place.
>
> I hope that these comments are constructive for the development of the final ordinance.
>
> Regards
>
> Stephen Maddox
> Resident of Idyllwild-Pine Cove

From: James <verg22@gmail.com>
Sent: Thursday, August 19, 2021 11:06 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Hello Steven,

My name is James Verhague and I am a full time resident, and homeowner, in Idyllwild. I have read the proposed changes to the short term rental ordinance for unincorporated Riverside County. I believe the ordinance does not go far enough for the safety and comfort of our community. There are over 500 short term rentals (STRs) in our small town which is extremely disportionate to the number of people that reside in Idyllwild full time.

The sheer volume of STRs impacts the community in several ways:

Safety: Fire evacuations of more people at one time, especially weekends. Trespassing of private property is occurring more frequently. Illegal blocking of roads and driveways with no recourse to STR owners.

Infrastructure: Our town is overflowing with people, especially weekends, that cause more wear and tear on the roads.

Comfort: Loud parties with no recourse from property owners of STRs.

Economy: Many young full time residents of Idyllwild rent homes and work in our local restaurants and shops. There are limited full time rentals in our town due to vacation STRs making up the massive majority of places to rent. Our youth simply can't afford to live where they were raised. This is causing a worker shortage in our town for the local service economy. Not many non-Idyllwild residents will make the drive to town (up a mountain, in sometimes bad weather) to work a job they can easily find where they already live.

A simple solution to all these issues is the restriction of the number of STRs in Idyllwild to a reasonable amount. IE: 100-200 units.

The county of Riverside will potentially gather funds from the new proposal without then being required to inject any funds back into our community. This seems completely unfair to our community.

My wife and I moved to Idyllwild, and bought our first home here. We love this community of people and it has driven us to be active in volunteering. Without local residents, Idyllwild would not be as special as it is. It would not drive the same amount of tourism to town without our local volunteer based events. Also, many of our peers in their 20's and 30's are moving off of the mountain because they can not find a place to live due to the overwhelming volume of STRs and the steep rising price of rent.

Please take my comments into consideration.

Best Regards,

James Verhague

From: Robert Newcombe <r_newcombe@yahoo.com>
Sent: Sunday, August 15, 2021 9:31 AM
To: Jones, Steven
Subject: 927.1 Draft

Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,

I have read the draft of 927.1 and think this is well thought out and should alleviate many of the problems, but having a sign on the property that essentially says "no one lives here so you can rob the place" is not a good idea.

I have been on both sides of this, renting other people's homes in Idyllwild since the 1990s, and my wife and I owned a house there that we used as a vacation rental. I've read requests in the paper and talked to full time residents and see that people are asking for limits on the number of rentals, or limits on the location of where a property owner can live full time. I was glad to see these are not in your draft, as these would be invitations for home owners to sue Riverside County. Government should not be in the business of picking winners and losers.

In the case of Idyllwild, I really think part of this problem will go away on its own. In the last 5 years or so, it seems that the number of homes available for rent went from under 300 to close to 1,000. In the 10 years we owned the house, it never paid for itself. As these new home owners discover this, they will start selling and the rental homes will go back to closer to 300.

But that doesn't help the residents in the short run. There's no question that the town is too small to handle that many tourists (although I doubt that all those units are ever all rented at the same time). In my experience, most of the renters were great and respectful of the home and the community. But about 10% were truly awful, and the community really needs your help in dealing with these 10%.

It doesn't help that there is rarely a police presence there. Renters seemed to have figured this out and those 10% made things miserable for everyone without having to worry about being arrested. (And those "break in to this house" signs will make things so much worse for the community.)

Having police or some sort of code enforcer there, at least on week-ends, would help tremendously. Charging home owners a fee for each night's rental to pay for this seems reasonable as long as it's not too high. There are two types of home owners who are renting out their homes short term: 1) people who are doing this in the hopes of making money from the rentals and 2) people who love the area and are doing this to help them afford a second home in the community. (We were in the second category.) If the fee is too high, you'll be losing the people in the second category, and you don't want to lose them. They take care of their homes and properties and try to look out for the community.

This code enforcer should be given the contact information for each property owner (the information that you propose to put on the sign), and every one in town should be given the code enforcer's contact information. (We used a local property management company, not AirBnB. We gave our neighbors that company's contact information, but they were reluctant to complain about renters.)

Another element that is needed are fines that should be charged to the renters who don't comply with the laws and short term rental rules. We had some renters build a campfire in the backyard during a drought. The fire department was called, and they put out the fire, but they didn't fine the renters for this. It's critical that renters be financially responsible for things like this. And it should be in the law that renters who don't

comply with these rules and laws are to be kicked off the property without reimbursement of their rental payments.

I really think code enforcement will help the locals get through this, until the investors realize there's more money to be made elsewhere, without having to unblock toilets in the middle of the night.

At this point, I don't have skin in the game so it doesn't matter to me financially what you decide to do. But I would like to see the locals helped because it's a real issue.

Thank you.
Robert Newcombe

From: Jayson Matthews <lettherebejayson@gmail.com>
Sent: Saturday, August 14, 2021 8:38 AM
To: Jones, Steven
Subject: Ordinance 927.1

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Good morning Mr. Jones,

As a newer resident of Pine Cove I, along with so many others, am concerned about the negative impact of AirBNB on the town of Idyllwild. I have heard countless horror stories from neighbors about noise, trash, illegal parking, and other disruptive behavior by short-term renters.

I see in the proposed ordinance that the number of occupants will be limited to the number of available parking spaces (x2), but how is that going to be defined and enforced? We live next to a house being renovated as an STR, and I see several large construction trucks crammed in the driveway throughout the day, but it appears to only be safely spaced for only two cars. Will they be required to paint an outline for the parking spots? Can this be inspected by someone from the county?

We live on a NON-COUNTY road. It is rough and steep and quite dangerous in the winter. As such, most residents park down on the county road below and walk the few minutes up to their houses in winter. I am very concerned about STR visitors using that road without snow experience, especially since my house is near the bottom and will serve as the perfect bumper for sliding vehicles. Additionally, the road being what it is, I am equally concerned about the impact of hired plows. In the past, we have simply chosen not to plow it. Last year, however, a newer resident hired a plow multiple times, and the road was SEVERELY impacted as a result. Who is responsible for repairing that damage given that it is not county responsibility?

Lastly, I firmly believe one of the rules of any AirBNB should be that the owner has to live in the same area, incorporated or otherwise. There are well over 300 AirBNBs alone in Idyllwild, which is nearly 10 percent (in houses) of the ENTIRE population. Most of these are clearly owned by people who live hours away and, as such, do not have a vested interest in the community beyond dollar signs. This is an ongoing tragedy in this lovely mountain town. Nobody is against tourism, but tourism without accountability is chaos. We certainly don't want to become Big Bear.

Thank you for your time,

Jayson Matthews
Pine Cove, CA

From: Valerie Hunt <davahunt@msn.com>
Sent: Friday, August 13, 2021 4:39 PM
To: Jones, Steven
Subject: Re: 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Can you please send me the meeting info for Thursday? When I confirmed, the message self-deleted. Thanks!

From: Jones, Steven <SJones@Rivco.org>
Sent: Thursday, August 12, 2021 10:56 AM
To: Valerie Hunt <davahunt@msn.com>
Subject: RE: 927.1

Thanks, Valerie for your comments. Let's discuss next week.

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

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Valerie Hunt <davahunt@msn.com>
Sent: Wednesday, August 11, 2021 1:38 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: 927.1

Hi Steve,
I would like to discuss the attached document with you before 927.1 is finalized for approval. I have done extensive research and talked with most of the public safety and utility leaders as

well as many community members regarding short term rentals. The current revision of 927 looks great, but there are some items that need to be added that are Mountain Resort specific. Would you please review the attachment and then contact me with your thoughts on this very important matter? The future of our beautiful mountain community depends on it. Thanks so much ☺

Dave Hunt

4th Generation Idyllwild Hillbilly

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County of Riverside California

From: April Palmer <aprilpalm13@gmail.com>
Sent: Friday, August 13, 2021 10:39 AM
To: Jones, Steven
Subject: 927.1 Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Steve

I am a resident home owner in Idyllwild and I have been increasingly concerned about the proliferation of short term rental activity here. Homes that are not otherwise occupied can become noisy, disrespectful party scenes on weekends and holidays. The amount of litter strewed along the streets has become an unsightly and unhealthy problem.

There are a couple of properties in particular that are especially intrusive and flaunt any regulation. One is called "Root Stone Lodge" fronting Strawberry Creek on Tacquitz Drive in Fern Valley. The owner, Don Baldwin, no longer lives on the property and has enlarged and increased the number of rooms to lodge many people. There are at least a half dozen cars parked on the property and overflowing onto the street most of the time. This owner has expressed that he wants to hold weddings and other events there.

The other property is owned by Mr and Mrs. Hines who live on River Road on the opposite side of Strawberry Creek. They have heavy construction equipment on the property and have re-routed the creek and put up a fence to make it nearly impossible for people to enjoy walking along the creek bordering their property line. They own a multi-unit lodging facility connected to this property which is on North Circle Drive at the beginning of River Road. To attract lodgers, they have created a dance floor, sport courts and picnic areas encompassing their entire property along the creek. The police have had to be called by adjacent neighbors to shut down the music and noise caused by the events that take place there.

The Covid quarantine has really made our community appreciate more than ever the preciousness of our small village life. Tourism is an important asset to many who live and have businesses here. We understand and support that. Bu we have been overrun with people trying to escape the cities and their isolation of being quarantined int he homes but they pay little respect to the mask mandate, gather in crowds and are careless with their trash. This huge increase in short term rentals and the disruption it is causing is not acceptable.

I urge you to support the upgraded ordinance 927.1 and impose the most stringent restrictions on short term rentals in Idyllwild.

Thank you for your consideration and support.

April Palmer
55015 John Muir Road, Idyllwild, CA 92549

From: Meridith Daniel <mailmeri@yahoo.com>
Sent: Thursday, August 12, 2021 12:12 PM
To: Jones, Steven
Subject: Ordinance 927 and Idyllwild

Hello Mr. Jones,

My name is Meridith Daniel, and I am a full-time resident of Idyllwild, California.

I am currently in the final year of my BA in Social Work with the hopes that soon I will be a valuable asset to my amazing community.

I am writing to you today because It has come to my attention that new changes to Ordinance 927 may result in the creation of a position here in Idyllwild for a short term rental ordinance enforcer.

I am very eager to send in a resume if and when this job becomes available. Till then, I am hoping you will keep me in mind.

While I have been attending the University of Humboldt through online courses, I have also been working for various cabin rental agencies here in Idyllwild.

This unique combination of Social Work education and employment history within the short-term rental market here in Idyllwild give me a unique combination of skills I think would serve this position well.

The recent growth of the short-term rentals here in Idyllwild is incredible. Since the Covid precautions stated last year, we have seen vacation rentals double. I am so grateful to know that Riverside County sees us up here and is taking measures to address the influx of rentals and renters.

When I started my education, I was unsure of how I would be of service here in Idyllwild. I knew that as my community continued to grow that the work would present itself.

I recognize the immense importance this role will have on the community and I see the opportunity to make positive changes through enforcement of regulations. I also see the possibilities this role can play in creating a bridge between Idyllwild and Riverside County, a bridge my community needs.

Thank you for your time, Mr. Jones. It is very much appreciated.

Show more

From: Michael Andelson <michael.andelson@gmail.com>
Sent: Wednesday, August 11, 2021 4:27 PM
To: Jones, Steven
Subject: draft short term rental ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Jones,

Has Ordinance No. 348 Updates been considered and acted upon yet by the Board of Supervisors. A recent letter to the editor in the Idyllwild Town Crier mentioning the Updates has prompted this inquiry. Having read the draft, and as a citizen who owns a private residence in the Idyllwild area that may be affected by a STR, I would like to comment if comment period remains open.

Thank you,

Michael Andelson
Idyllwild

Sent from Mail for Windows

From: Lewis Metza <tmetza@aol.com>
Sent: Wednesday, August 11, 2021 11:58 AM
To: Flores, Robert
Cc: Jones, Steven
Subject: Re: ordinance 927.1

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-----Original Message-----
From: Flores, Robert <rflores@RIVCO.ORG>
To: Lewis Metza <tmetza@aol.com>
Cc: Jones, Steven <SJones@Rivco.org>
Sent: Wed, Aug 11, 2021 11:17 am
Subject: Re: ordinance 927.1

Hi Lewis:

The ordinance has not been adopted as of now. You may contact Steven Jones, copied, for more information. Thank you.

Kind regards,

Robert Flores, Principal Planner
Advance Planning & Fourth Supervisorial District
TLMA - Planning Department
County of Riverside
(951) 955-1195

From: Lewis Metza <tmetza@aol.com>
Sent: Wednesday, August 11, 2021, 11:00 AM
To: Flores, Robert
Subject: ordinance 927.1

Robert, please advise status of Ordinance 927.1. If it has passed, how can i get a copy of it?

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County of Riverside California

From: Chris Pruhsmeier <chris.pruhsmeier@gmail.com>
Sent: Tuesday, August 10, 2021 3:23 PM
To: Jones, Steven
Subject: Re: Short Term Rental Draft Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Well hey! Thank you for getting back to me, sir. This will be an interesting play-out.

Chris P

On Tue, Aug 10, 2021 at 2:52 PM Jones, Steven <SJones@rivco.org> wrote:

> Hello Chris,
>
> Anything is possible. Staff looks into the comments, takes directives from the Board and produces a document intended to meet its purpose. Your recommendation will be discussed and may be used in the next draft of the Short Term Rental Ordinance updates. That's part of the reason the owners are required to be available or have someone responsible and available to respond immediately and in-person within an hour. Not all owner-occupied homes have owners present at all times.
>
> Thanks. Your comments are noted and a part of the public record that is brought before the decision-makers.
>
> **Steven Jones**
>
> ***Principal Planner***
>
> ***TLMA – Planning***
>
> eMail: **sjones@rivco.org**
>
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
>
> 4080 Lemon Street, 12th Floor
>
> Riverside, CA 92501



From: Chris Pruhsmeier <chris.pruhsmeier@gmail.com>
Sent: Sunday, August 8, 2021 8:24 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Short Term Rental Draft Ordinance

Hello Mr. Jones,

Is it possible to differentiate between Owner Occupied short term rentals vs. those that are remotely managed without an onsite representative (breeding ground for the infamous "party house")? In our experience, ALL of the bad news seems to come from the latter scenario.

We live in the De Luz area west of Temecula and seriously, the owner occupied rentals just perk along with as much neighborhood impact as somebody working from home cutting hair or preparing income taxes, while the big remotely managed houses as often as not rage on into the night with multiple couples from OC or LA getting the most out of their $1000/night stays, to the annoyance of the nearby residents.

Food for thought, and I appreciate your time and attention. I have yet to read of an ordinance or HOA CC&R or Rules and Regs, which tend to be simultaneously specific yet vague enough for debate (like the US Constitution??!!) that address this most important distinction of Owner Occupied vs. Non.

Thank you,

Chris P

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County of Riverside California

From: Jessica Cohn <cohn.jessica@gmail.com>
Sent: Friday, August 6, 2021 5:17 PM
To: Jones, Steven
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

From: DAVID LAWRENCE <DLAWRENCE999@outlook.com>
Sent: Friday, August 6, 2021 4:42 PM
To: Jones, Steven
Cc: DAVID LAWRENCE
Subject: Ordinance 927.1 short term rentals input

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Dear Steven,
After living next to several short term rentals and with the lack of response, enforcement, neighbors who own the properties are absent, with people who stay in them having large groups and parties being the norm(not the exception),these are my suggestions:

1. Owners need to be present on the properties. These are nothing more than unmanaged hotels. Would riverside county allow a hotel to operate with no management?
2. Enforcement, if Riverside county is going to allow them, then there needs to be active enforcement. The cost of enforcement needs to be borne by the short term rentals themselves as they create the problems.
3. Violations need to have stiff penalties. I recommend starting at $1,500 for the 1st one and doubling it for each subsequent violation.
4. Ban them all together in riverside county.

Thank you for hearing me and I appreciate your time forwarding my concerns to the appropriate people as this is reviewed. Please call if you have any questions.

Thank you,
David Lawrence
951-675-0196

Sent from my iPhone

From: Nic Sliffe <nicsliffe@gmail.com>
Sent: Monday, August 2, 2021 8:25 AM
To: Jones, Steven
Cc: Rachel Sliffe
Subject: Ordinance 927

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Thanks for consideration.

Separate the bed and breakfast from the whole house rentals.

Not all rentals are the same.
I feel that “Airbnb” gets all units lumped together. While noise complaints mostly derive from whole house rental with multiple couples or families and the owners are not on site. The rooms/cottage rentals are run more as a bed and breakfast and tend to remain quieter with one person or one couple with the owners on property. We have intentionally closed off a second bedroom to limit the number of guests from 4 down to two and have successfully limited the noise in our rental. Coupled with living on site we have not received a single noise complaint.

For cases with noise complaints:
I would not wish to be neighbors with a “party house” next door but rather than outlawing all aspects of air bnb I propose to focus on the nature of the complaint and mandating laws to effectively curb the undesirable aspects of vacation rental. Increased fines for second offenses. Would be far more effective than outlawing any and all Airbnb even those that comply.

Airbnb provides a much different overnight stay experience than hotels. It brings in tourism that may not otherwise come to this area.
Maintain that diverse clientele and bring Airbnb hosts up to standards to support the growing tourism of this county.

-Nic Sliffe

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Sunday, August 1, 2021 9:35 PM
To: Brock, Robyn; Jones, Steven; Maunz-McLellan, Claudia; Mares, Andrea
Subject: Re: Idyllwild water and Fire Dept.STR

Hello Robyn,

I am a little confused as I was invited about 2 months ago to be on the ad-hoc committee only to find out there is a meeting tomorrow and I was not notified after reaching out on many occasions. The letter below that was sent on Wed. does not suggest that there is a meeting. I and others have spent hours in meetings and writing suggestions (which was asked of us by Riverside County) of what is needed up here and spoke for about 2 hours with Steven Jones about some solutions. It is frustrating to feel that all our work and hours were just dismissed and a pat on the head. As I said, to Steven we want to be part of the solution and not the problem. I have lived in our magical mountain village of Idyllwild for over 22 years, a real estate agent for almost 2 decades and I am very involved in the community and the Fire Dept I know the heart beat of our mountain and where it is headed regarding what is happening with the STR. Just in the last 3 months we have had over 90 home sales about 1/2 are turning them into vacation rentals.not to mention all the other 400+
in the last couple of years with STR. We only have 3780 homes up in the radius of 6 miles We are in great danger of loosing our charming mountain community (which folks come up just for that) and neighborhoods if we do not act soon. I have gotten many complaints from new and old residence about the out of control parties and the decline in their neighborhoods with STR.

I am available to talk any day this week.

Thank you for your ear and your time.

With warm regards,

P.S. If you would like the information again just let me know.

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

From: Brock, Robyn
Sent: Wednesday, July 28, 2021 11:34 AM
To: Sheila Zacker
Cc: Maunz-McLellan, Claudia ; Jones, Steven
Subject: RE: Idyllwild water and Fire Dept.STR

Hi Sheila,

Thank you for your willingness to help and provide feedback on the short term rental regulations within Riverside County. I would love to meet with you and discuss your suggestions. Also, it is very helpful to the Planning department to have your written comments. This will allow them to successfully track and possibly incorporate the comments in the final draft of the amendment.

If you are open to meeting, please send me your availability. We can meet via phone or virtual conference call.

Best regards,

Robyn Brock
Legislative Assistant
Supervisor Chuck Washington
Riverside County, Third District
Office: 951-955-1037 | Fax: 951-692-3189 | RBrock@RIVCO.org

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Wednesday, July 28, 2021 9:50 AM
To: Jones, Steven <SJones@Rivco.org>; Maunz-McLellan, Claudia <CMaunz@RIVCO.ORG>
Cc: Brock, Robyn <RBrock@RIVCO.ORG>
Subject: Re: Idyllwild water and Fire Dept.STR

Hello Steven and Robyn,

Hope all is well with you both. Just wanted to get an updated on the status of the STR ad-hoc committee. I have not heard anything of late. We are 1/2 way thru the summer and there is a huge rise in STR up in our little mountain village. Being a realtor I am seeing the heart beat of the market. In just the last 3 months there have been about 90 cabins sold and at least 1/2 are turning them into STR. Many with no permits. How can I help you all to come up with a reasonable plan that Riverside can win and we as a small community can win and keep our 1950 community charm.
Please advise.

With warm regards,

Sheila Zacker
Idyllwild Realty
BRE#01385817
C: 951.675.0715

O: 951.659.3425 Ext. 15
www.sheilazacker.com

From: Jones, Steven
Sent: Wednesday, June 23, 2021 3:57 PM
To: Sheila Zacker
Cc: Brock, Robyn
Subject: RE: Fw:Idyllwild water and Fire Dept.

Sheila,

I apologize for the delay. Please feel free to contact Robyn Brock for more information regarding the ad-hoc committee for the draft Short Term Rental Ordinance update.



RBrock@rivco.org
951-955-1037.

I've taken the liberty of copying Robyn.

Best,
Steven Jones
Principal Planner
TLMA – Planning
eMail: 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>
Sent: Tuesday, May 11, 2021 1:46 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Fw:Idyllwild water and Fire Dept.

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Hi Steven,
Looking forward to our meeting at 2:30. After talking with the director of the Idyllwild Water Dept and the Fire Dept..... This is what are some of their big concerns with VACATION rentals.
I have received offers from vacation companies off the mountain and on the mountain .....stating they will give me $500. referral if I give them contacts of new owners to do a vocational rental.
Looking forward to meeting up.
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__;!!JTyGX330HN5x6Ko!XR04gs4slD_nd31sO-PTtPe-C5iORf234grs4GTiAy2KKrUaHOWwEz6I7Da7KQ$
-----Original Message-----
From: scan@idyreaty.com
Sent: Monday, May 10, 2021 5:30 PM
To: Sheila
Subject: Message from "RNP58387906B82B"

This E-mail was sent from "RNP58387906B82B" (MP C407).

Scan Date: 05.10.2021 17:30:29 (-0700)
Queries to: scan@idyreaty.com

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County of Riverside California

From: Paynter, Alan <APaynter@rbcbearings.com>
Sent: Friday, July 30, 2021 6:06 PM
To: Jones, Steven
Cc: VM sales
Subject: Short Term Rentals: Ordinance 927.1

Good Evening,

We have a short term rental (Vrbo) immediately adjacent to our property (to the north). When we purchased our home the property was owner occupied. The quality of our life and experience of living in Riverside County has diminished immeasurably since the adjacent property has been become a short term rental (Vrbo).

There have been numerous complaints communicated to the absentee owners (they do not live within an hour of the rental property). The complaints range from excessive noise from outdoor speakers, excessively loud guests after 12:00 AM and guests coming down our driveway punching erroneous codes into our security gate keypad. We have had beer cans and cigarette butts thrown on to our property. The guests have left trash in plastic bags along Mesa. There have been numerous weddings hosted on the property with Valet parking attendants and an excessive number of guests including caterers and planners. We have witnessed numerous instances of guests blocking Mesa with their cars or Wine Tour Buses partially blocking Mesa to offload the loud drunk riders. We have had to live with loud guests after 3:00 AM.

The guests of the short term rental (Vrbo) have been abusive to my wife since we do not know the passcode to their security gate. Our horse who is on our property has kicked his stall door open due to being traumatized by the noises from next door. We can hear other short term rentals in the area at all hours due to the loud music.

We have considered moving, but truly love the area. The concern is that another short term rental will pop up again next door. These short term rentals clearly diminish the quality of life and are a health and safety concern.

Respectfully,

Home Address:
Alan & Susan Paynter
38878 Mesa Road
Temecula, CA

Alan H. Paynter
Director of Business Development
RBC Transport Dynamics, Southwest Products & Sonic Industries, Inc.
TDC: 714-546-3131 X1327
Cell: 661-505-5509
Fax: 714-545-9885

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From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Tuesday, July 27, 2021 2:18 PM
To: Jones, Steven; Engelking, Travis
Cc: Virgen, Stephanie
Subject: Ordinance 927.1

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Hi Steve and Travis.

I truly don't want to be a thorn in anyone's side, but as long as the abuse of bad owners of bad STR's are around. I will have to be.

1. When they take applications, do they consider how many might be in that area already? Shouldn't it be like no more than one every street? I hear in CC they are taking over complete neighborhoods? How can that happen?

2. Does anyone take a LIVE look and see what is surrounding the applicant, to see how it will affect the neighboring homes? We are on ranches, there should never be that many strangers around our properties.

3. Quiet time in an area (such as ranch properties) should not even be on the radar. We should NEVER have to hear the neighbors. Especially their LOUD MUSIC and partying noise. If this has to be considered, it should be QUIET at 7 pm NOT 10 pm. That is truly unfair to anyone that wants to sit in their back yard and enjoy their space.

4. The Owners or the point of contact should respond in 30 minutes, not 60. We as neighbors suffer the most. And health and well-being are not being considered.

5. The STR above us should have been shut down 2 years ago after the P Diddy debacle but NOTHING was done about that, and his security bold-faced threatened us for calling the sheriffs and the county. (A direct Threat)

6. Drones should be added to this because someone always shows up with a drone and it traumatizes livestock (they injure themselves getting away) and is a huge invasion of privacy.

7. We as residents should be on a mailing list to notify us of all STR in our neighborhood. We should be able to look online and view them.

We have had people park in front of our home and urinate I was out taking photos of all the cars and caught it on film, and some have tossed trash out of their car windows. I have found dozens of golf balls in my backfield due to the "putting green" they had up

there. I have had candle-lit lanterns float into my horse's corrals and into my HAY barn, from parties and insensitive people at the STR above me.

We have had (party strays) come on and around our property.

Last night (after chatting with you Steve) I had to ask them to lower the BASS on their music. (this is a weekly or biweekly occurrence)

We have had stray drunks and people checking out pulling in and asking to pet the horses? We have had drivers speeding up and down at all hours of the night on a DEAD END street. We have had strangers driving super slow and trolling our properties.

At one point the owner above me sent the renters down to explain WHY they had to have the music so loud. Had them knock on my door. (Strangers) Luckily we have big dogs and did not feel in danger.

I know this is a long e-mail, but these rules don't cover everything that goes wrong. There should be more RULES for the County to NOT approve so many. It is destroying a way of life, and I recommend someone suggesting a (disclosure form) for the Department of Real Estate letting future buyers know they might be buying next door or even in a neighborhood saturated with STRS.

People are selling their homes because of this, and just wait to when they go to live someplace else and find out it's just as bad there.

Shame on everyone that only thinks about the profit. It will eventually backfire. I truly hope because home OWNERS get fed up.

Please keep me informed on any live meetings we can attend, and any input you might need from all of us throughout the Coachella Valley that is negatively affected by abusive STRs.

Janis Charnay
760-272-4330

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Monday, July 26, 2021 4:14 PM
To: Jones, Steven
Subject: Re: Party Houses disguised as STR (Short Term Rentals)

Follow Up Flag: Follow up
Flag Status: Flagged

I skimmed through this, and will read it thoroughly tomorrow when I print it out.

However 60 minutes to respond? is too long for the (good neighbors) and during (quiet hours)?
It should always be quiet on and around Ranch Estate Homes.
During quiet hours, lets them think until then they can and WILL get away with it.

Just my first look at this.

Thank you for including me, I will forward this to others.

On Monday, July 26, 2021, 03:54:39 PM PDT, Jones, Steven <sjones@rivco.org> wrote:

Hello Janis,

Thanks for contacting the County of Riverside and for taking my call earlier. As discussed, the Short Term Rental Ordinance updates are in draft form and the County anticipates the public hearings before the Planning Commission and Board in the coming months.

Once you've had an opportunity to review the draft, send me comments and/or suggestions.

Items that are newly proposed include:

Strengthening local contact/responsibility.

Adding short term rental certificate parameters with advertising provisions.

Limiting capacity and enhancing operational requirements.

Increasing fines and fees.

If you have any questions regarding our current processing, please feel free to contact me.

https://planning.rctlma.org/Portals/14/Ord_No_927DraftforPublication_1.pdf

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Monday, July 26, 2021 7:36 AM
To: Jones, Steven <SJones@Rivco.org>
Cc: Magee, Robert <RMagee@RIVCO.ORG>
Subject: FW: Party Houses disguised as STR (Short Term Rentals)

Forwarding:

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Saturday, July 24, 2021 8:48 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Maldonado, Michael <MiMaldonado@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Riverside County Code Enforcement <riversideco@user.govoutreach.com>; Dominguez, Rick <rdomingu@riversidesheriff.org>; Engelking, Travis <TEngelki@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Subject: Party Houses disguised as STR (Short Term Rentals)

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As you all know, I have been left with little choice other than to be very VOCAL for my right to a peaceful, safe, and protected place to live.

I am a long-term homeowner that contributes to the local economy in my day-to-day life.

I received two text messages from two different local residents that live in Riverside County that have asked me what they can do to stop the abuse of STRs in their neighborhoods,

I have advised them to do what I am continuing to do. Which is to speak up for our rights as HOME owners, that LIVE here.

There is a new STR also known as an EVENT destination here in Thousand Palms, that is surrounded by ranches.

My question is HOW did this get approved? How does it not matter that we as ranch owners that sought out a way of life that is quiet and not offensive to City People are not being considered or protected?

How did the county approve ANOTHER one? We are getting surrounded by this and as you all know (especially the Sheriffs department) this is another accident waiting to happen.

I know a child drowned on Via Las Palmas and that was a vacation rental as well.

We have had the sheriffs racing up our street over 100 times in the past 5 years to handle some traumatic issues as well as loud disruptive, drunk and disorderly, drug abuse, and breaking and entering issues.

There are TONS of victims across the valley that have reached out asking what to do to get the protection and help we deserve as local voters that own and live in homes throughout the valley.

I think the county, Manny Perez and Raul Ruiz need to take a harder look at rentals that SCREAM Party here! I believe that we should be more important than all the temporary people that rent and do not contribute anything long term to our economy.

My friend in Cathedral City has a horrible rental next door to her and the city, as well as the police, have had to handle dozens of calls, and it has even been a move to the courts.

When are all of you going to take a harder look at these? VRBO and Air BNB do not care and are willing to take financial hits, to keep them up and running.

We (the locals) need better protection from our local government.

I would like to know if and when there will be a LIVE meeting for all Desert residents that want to bring up their concerns for this particular issue, which goes farther reaching than even I know.

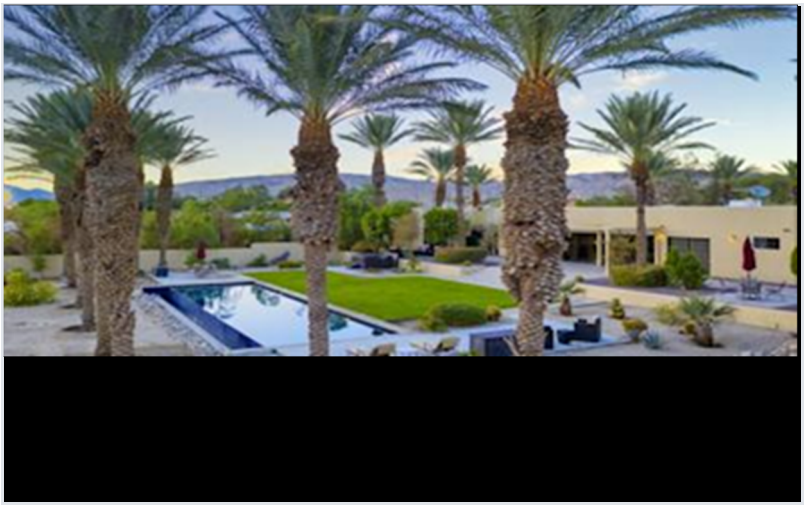
I would appreciate a phone call or follow-up e-mail, please. 760-272-4330

Thank you

Here is the link to the NEWEST Party House Rental and even in the notes, it warns about going near the horses?

Drunk, loaded partiers never play by the rules.

Private Estate • Infinity Pool • Striking View - Thousand Palms





Private Estate • Infinity Pool • Striking View - Thousand Palms

3 bedroom, 3.5 bath main house; 1 bedroom, 1 bath casita and large infinity pool - $900 avg/night - Thousand Pal...

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County of Riverside California

From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Monday, July 26, 2021 3:24 PM
To: Jones, Steven
Subject: Re: short term rental ordinance question

Follow Up Flag: Follow up
Flag Status: Flagged

I am not sure where I will be that time so please call [redacted] first and if I do not answer that number then please call [redacted].

Thanks,

Lanny

Lanny Swerdlow, RN
[redacted]

On Monday, July 26, 2021, 09:24:57 AM PDT, Jones, Steven <sjones@rivco.org> wrote:

I'll call tomorrow between 1:30 pm and 2:00 pm.

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

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

-----Original Message-----
From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Friday, July 23, 2021 9:30 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: short term rental ordinance question

Yes I would like to discuss it with you. I believe LaQuinta and Cathedral City have made a distinction in their ordinances for those who reside in their residence and rent out a room and those who do not reside in the home and rent out the entire home. I believe the vast majority of problems arise from homes that are not occupied by the homeowner in which the entire home is rented out. As a consequence homeowners in those cities that reside in their homes are exempted from most of the requirements (some of which are very onerous) of the ordinance that are designed to reduce any problems associated with short term rentals.

Let me know what day and time works for you to speak with me. If you want to call me, my number is [redacted]

Lanny Swerdlow, RN
[redacted]

On Thursday, July 22, 2021, 5:04:42 PM PDT, Jones, Steven <sjones@rivco.org> wrote:

Yes, sir. That's correct. If you'd like to discuss further, I can be available by phone next week. Let me know and I'll schedule an invite. Thanks.

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

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

-----Original Message-----
From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Thursday, July 22, 2021 1:57 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: short term rental ordinance question

So let me make sure I understand this -

A homeowner who lives in their home and rents a room in their home for a guest to use is treated the same as a person who does not live in the house and rents out the entire house to be used as a short term rental.

Is that correct?

Lanny

Lanny Swerdlow, RN
[redacted]

On Thursday, July 22, 2021, 1:45:45 PM PDT, Jones, Steven <sjones@rivco.org> wrote:

Thanks for your comments. They are a part of the public record.

The draft ordinance puts forth that while the owner of the short term rental, or operator, is tied to the certificate that may be issued, the short term rental must have a local contact person that must have up-to-date accessibility information on file with the County, be available 24 hours per day, and responsibly assume management of the unit. If no contact information is provided, a local contact person is unavailable or fails to arrive at the property within the appropriate time frame during an inspection (that may or may not be scheduled), the short term rental certificate would be subject to suspension or revocation and the owner would be subject to fines.

I'll pass along your comments which may be used in any updates to the draft language.

Thanks again.

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

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

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

From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Wednesday, July 21, 2021 8:47 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: short term rental ordinance question

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.

Hello,

I have read over the proposed short term rental ordinance and I do not see where it makes a distinction in short term rentals where the owner of the home resides on the property and is only renting out a single room and a short term rental of an entire home and the owner does not reside on the property.

I have noted that other rental ordinances, such as the one in LaQuinta, make that distinction. It would seem that a property owner who rents out a single room and the owner is living there would mitigate a lot of the concerns over properties in which there is no supervision.

Please advise.

Lanny Swerdlow, RN
[redacted]

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County of Riverside California <
https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!RQprLekx4-E-lg4tKrtwbv8IeKeIJhP0OiFEXXUfGBT8AVBHFwUWHzIe6EkBGA$

>

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Friday, July 23, 2021 6:18 AM
To: Jones, Steven
Subject: Ordinance 927

Good morning,

Thank you for your hard work on this ordinance. I do have a couple issues. One being the amplified music. Does this mean people can't use my patio speakers? The ones that my family uses when we stay at our vacation home? Seems extreme, especially since we are on a 5.29 acre parcel.

Also, the signage seems very tacky. I don't even think our P.O.A. would want that. I know it will make the neighborhood look cheap.

Thank you for your time,

Diane Hibbs

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Friday, July 23, 2021 6:18 AM
To: Jones, Steven
Subject: Ordinance 927

Good morning,

Thank you for your hard work on this ordinance. I do have a couple issues. One being the amplified music. Does this mean people can't use my patio speakers? The ones that my family uses when we stay at our vacation home? Seems extreme, especially since we are on a 5.29 acre parcel.

Also, the signage seems very tacky. I don't even think our P.O.A. would want that. I know it will make the neighborhood look cheap.

Thank you for your time,

Diane Hibbs

From: Cecelia Lau <cecelia.lau@gmail.com>
Sent: Thursday, July 22, 2021 2:36 PM
To: Jones, Steven
Subject: Ordinance 927

Hello Steven Jones,

I am a homeowner in De Luz and we are interested in eventually renting out our home short term on occasion when we are out of town. I agree with the signs to be posted in the rental space and the requirements on the owner to be available 24/7 for issues. However **the process to obtain and pay for and display and notify neighbors about the Short Term Rental Certificate is prohibitive and unnecessary. I also do not want to pay an additional fee or tax to be able to rent out my home.**

Thank you,
Cecelia Lau
25805 Avenida del Oro
Temecula

--
Cecelia Lau
(650) 334-6642

From: dbmaring <dbmaring@aol.com>
Sent: Thursday, July 22, 2021 7:42 AM
To: Jones, Steven
Subject: Ordinance 927

I am recently widdowed and find the income is helpful. My airbnb is a small space and I only host couples. I charge $65 a night and a cleaning fee so it is not a big money maker but helps me.
I would request you do not add any more fees .
Respectfully
Barbara Maring
626 780 7599

Sent from my Verizon, Samsung Galaxy smartphone

From: Jim Keifer <jim@keiferart.com>
Sent: Wednesday, July 21, 2021 2:38 PM
To: Jones, Steven
Subject: Ordinance 927 concern

Dear Steven Jones,

As an owner of a home in Idyllwild, I have successfully rented to vacationers via VRBO and AirBnB for over 10 years. I have a concern regarding Ordinance 927 under consideration. I believe the proposed requirement to post signs on rental homes will invite burglary, vandalism and divide neighborhoods. Such a sign signals to criminals "this property is unoccupied"- especially mid weeks. Anyone arriving to rent the property already has the address, so a sign serves no purpose.

If the idea is to provide neighbors with a way to communicate with the property owner of a rental property, a discrete notice to immediate neighbors providing rental details and contact info for complaints would be more effective and promote neighborhood communication and cooperation.

Sincerely,

Jim Keifer

From: Stephen Maddox <steve@stephenmaddox.com>
Sent: Wednesday, July 21, 2021 10:01 AM
To: Jones, Steven
Subject: Ordinance 927

Mr Jones,
Thank you and your group for drafting the 927 Ordinance. It is quite informative but I have a few comments regarding a couple of the proposed changes.
1. Exterior Sign Requirement. Here in Idyllwild, there are numerous Airbnb accommodations...some are whole house STRs and some are just a portion of the property, like a guest house or guest quarters. These exterior signs could be a potential problem for properties that are whole house STRs...mainly vandalism and squatters. There are many homes here in Idyllwild that are NOT STRs and they are continuously vandalized or squatted on. If a sign is posting on an STR, that will tell the vandals and squatters that this house is not occupied if no one is renting and will be identified as a potential target. As for the homes that rent out only a portion of their home, which was the original Airbnb model, the home owners live in the property full time and rent out only a portion of their residence. Posting an Airbnb sign or STR sign on their property is not something a homeowner would want...it could also encourage vandalism and potential squatting. I can guarantee you that these home owners who are only looking to supplement their income by renting out a room or guest quarters are not looking to advertise their properties by placing a sign on their primary residence. Possibly that can be reworded.

2. Parking and Occupancy limits. Limiting the size of the renting party to 2 people per automobile is a little restrictive. That would mean that a family with only one child could not occupy the rental if there is only one parking place.

I hope that these comments are constructive for the development of the final ordinance.

Regards

Stephen Maddox
Resident of Idyllwild-Pine Cove

From: MELISSA WILSON <meldesigns@mac.com>
Sent: Wednesday, July 21, 2021 8:50 AM
To: Jones, Steven
Subject: Ordinance 927 - thoughts for solutions

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Hello,
I **have been a resident and teacher in Idyllwild for over 21 years.** I have a little cabin that I use for myself and rent out as a short term rental. I also have renovated and manage four other properties in Idyllwild. **In the five years I have been doing this I have not had one complaint from any neighbor at any of the houses.** Nor have I had one thing damaged at any of the houses outside of normal use.

My record has shown that **if managers/hosts are very attentive to guests and teach them how to be a great renter all works out well.** The problem is some managers allow large groups, don't vet guests and don't pay attention and are just in it for the money.

Since Idyllwild relies on the tourist industry so much it would be a shame to put to many rules in place.
My thoughts to make it work:
• I believe the biggest problem is coming from **managers/owners that have way too many properties to manage and not enough resources to do it well.** I believe a max amount of short term rentals per business license is a great way to stop this from happening.
• I also believe that if there was a simple list of **health and safety** items that had to be passed before issuing a license to rent that would stop at least 1/4 to 1/2 of all the rentals in Idyllwild. Many homes are not safe or clean and should not be able to rent for these reasons.
• Indio, CA put in a place a great idea too… **limit the amount of licenses distributed based on the size of the town.**

I am happy to answer any questions,
Thank you
Melissa Wilson

From: Caroline Collins <caroline@iinet.com>
Sent: Wednesday, July 21, 2021 8:41 AM
To: Jones, Steven
Subject: Ordinance 927

To Steven Jones,
Regarding Ordinance 927, We have overnight guests stay at our ranch home in a guest suite similar to a casita. This is usually on weekends and they come to us from Airbnb. They sometimes stay overnight and have a horse riding 2 ½ hour lesson the following morning with our horse riding instructor. We live here and we have never had problems with noisy, unruly, disrespectful people staying with us. We wouldn't allow any of that. Our riding lessons are popular with our guests and do not impact our neighbors in any way. We also have guest who stay and don't ride the horses, and they enjoy visiting Temecula Wine Country and the local country scene. They also do not impact our neighborhood – because we live here and we wouldn't allow any disruption by our guests in our community in any way. We do not rent out our complete home, just the casita suite. We do not allow guests to have parties on our property. We usually only have 2 guests staying at any time.

Caroline Collins, Collins Ranch
Landline (951) 767-4545
Cell/Text (951) 541-4822

From: Christina | HighFlyRE <christina@highflyre.com>
Sent: Sunday, July 18, 2021 2:10 PM
To: Jones, Steven
Subject: short term rental regulations

Follow Up Flag: Follow up
Flag Status: Completed

hi, could you tell me what the current regulations are for short term rentals? I couldn't find the info easily on the City website. Thanks,

Christina DiPierro
m: + 1 774 253 9442
Sign up here!
HighFlyRE - a worldwide marketplace for vacation rental sales

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Tuesday, July 6, 2021 12:53 PM
To: Jones, Steven
Cc: Brock, Robyn
Subject: Re: FW: Q about timeline for comments on Draft Ord. 927.1

Follow Up Flag: Follow up
Flag Status: Completed

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Just wanted to follow up on this -- I hope your long weekend was great!

On Wed, Jun 30, 2021 at 2:46 PM Michal Rosenoer <micha@hipcamp.com> wrote:

> Thank you, Steven.
>
> It's nice to e-meet you, Robyn. As Steven noted, Hipcamp would like the opportunity to sit on the ad-hoc committee either representing ourselves as a major industry leader in short-term outdoor stays, or through a landowner host with Hipcamp within Riverside County. We'd also like to connect with you about the opportunity for public comment to the committee and what kinds of community engagement you imagine might be part of the process since our hosts are very fired up and I would love to give them some proactive, appropriate means for communicating calmly with the county.
>
> If you'd like to hop on the phone this week, I'm in the office through Friday. I could also connect next week anytime outside of Monday. My cell is 828-577-3541.
>
> Thanks,
> Micha Rosenoer
>
> On Mon, Jun 28, 2021 at 2:28 PM Jones, Steven <SJones@rivco.org> wrote:
>
> > Hello Robyn,
> >
> > As you're aware the draft Short Term Rental Ordinance update is getting a lot of attention, and thanks to Supervisors Washington and Perez, public participation is increasing and staff is receiving a lot of information.
> >
> > I've received another request about opportunities to serve on the ad-hoc committee. While the scope of the update is limited to dwelling units on permanent foundations, stakeholders have interest in how the use affects both their properties and similar industries.

Also, Michal would like to address the County's vast opportunity to lead in the way of creating space for an expanding related industry.

I've taken the liberty of copying Michal since she's interested in hearing more about the ad hoc committee meetings, how to serve on them and/or contribute to progress and meaningful change/language updates and I was unsure as to how the meetings would be structured in the way of continued/additional public comment.

FYI – information on the use is attached.

Please let me know if there's an upcoming selection period or if there's a website or phone number for the ad hoc committee to which folks can be directed.

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Wednesday, June 9, 2021 12:12 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Q about timeline for comments on Draft Ord. 927.1

Hi Steven,

Thanks for chatting with me briefly today. Do you have time to connect next week about Hipcamp within the county?

I've attached three things below for your review:

1. A fact sheet about what Hipcamp is and the value we offer to communities as a partner

2. A snapshot of Hipcamp activities in Riverside - happy to provide more information for you

3. Draft language we're using with other counties like San Luis Obispo

I also wanted to send along a breakdown of the kinds of stays our hosts are offering, for context:

- tent or RV sites - 257
- RV or trailer only - 70
- RV or trailer provided 0 17
- cabin - 11
- canvas tent - 7
- yurt - 5

Looking forward to connecting soon,

Micha

On Mon, May 10, 2021 at 8:33 AM Jones, Steven <SJones@rivco.org> wrote:

> Hello,
>
> Thanks for contacting the County of Riverside. The Short Term Rental Ordinance update is expected to be heard by the Planning Commission, and subsequently, the County Board of Supervisors by late summer, 2021. We are currently taking comments on the draft and expect to have the latest draft uploaded to the website within the coming weeks.

Please feel free to comment to be a part of the public record.

Additionally, in response to this email, you'll be notified of the time once a tentative public hearing date is scheduled.

Best,

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Friday, May 7, 2021 12:40 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Q about timeline for comments on Draft Ord. 927.1

Hi Mr. Jones,

My name is Micha and I am on the Government Affairs team for Hipcamp, a website that allows visitors to book outdoor stays on private land.

I recently became aware of a draft ordinance 927.1 and wanted to know if there is a proposed timeline for public comment or for the Board of Supervisors to take this up.

Would you please let me know if there's a timeline already in place for consideration? If you'd be willing to hop on the phone, I'd love to connect directly about it.

Thanks,

Micha

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here

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County of Riverside California

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here
HIPCAMP

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here
HIPCAMP

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Saturday, July 3, 2021 8:08 AM
To: Jones, Steven
Subject: Re: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Sorry for the delay. They are OLD friends, and I wouldn't want to get them in trouble. Additionally, I don't think that they will be doing it anymore.

BUT if you go on Wedding Wire and type in Murrieta under venues, you will find more non-permitted venues on the plateau then you can handle. They have been warned and cited before, but actually advertise on this platform.

On May 30, 2021, at 8:42 PM, Jones, Steven <SJones@Rivco.org> wrote:

Let me know if I should forward a request to code enforcement; I'll need a location.

Best,
Jones
(951)955-0314

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Thursday, May 27, 2021 12:32 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: draft short term rental ordinance

Thank you. I just found out from my daughter that friend's of ours have an illegal wedding venue - right by that woman's house - but she is blaming short term rentals. I will let the committee know...

> On May 27, 2021, at 9:05 AM, Jones, Steven <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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.
>

> Steven Jones
> Principal Planner
> TLMA – Planning
> eMail: sjones@rivco.org
> Phone: (951) 955-0314
>
> Riverside County Planning Department
> 4080 Lemon Street, 12th Floor
> Riverside, CA 92501
>
>
> -----Original Message-----
> From: Diane Hibbs <dhibbs60@gmail.com>
> Sent: Wednesday, May 26, 2021 9:11 AM
> To: Jones, Steven <SJones@Rivco.org>
> Cc: kerry Hibbs <KerryRHibbs@aol.com>; Dj Oz <Sunnynca@rocketmail.com>
> Subject: draft short term rental ordinance
>
> Good afternoon,
>
> I am a short-term rental owner, and I was disturbed to read comments on the app “Next Door” by a woman named Sarah Letts, who lives in La Cresta. Ms. Letts was complaining to the group that she heard THREE live bands last weekend, and said they were all coming from Airbnb rentals. First of all, I looked up Sarah’s address, and she is in a very isolated area - NOT NEAR any Airbnb rentals. Additionally, there are only a handful of vacation rentals in La Cresta, and I can assure you that three of us did not have live bands - we never do - and it wouldn’t be possible for her to have even heard live bands from the two other ones. She is fabricating. She goes on and on in her post of how people shouldn’t be allowed to make money off their properties, that we don’t pay enough in taxes, on and on. Obviously has an obsession regarding vacation rentals. There are two more deeply disturbed people that I know of in the La Cresta area. One is Sylvia Hernandez and the other is Sybille Azzam. Ms. Azzam is on the DHS government watchlist and Sylvia is a not only a pathological liar, but also a very angry person, who has nothing better to do than harass people.
>
> Not only have we NEVER had a live band, we only allow our guests to use our patio speakers, which are set at a reasonable decibel level, as to not disturb anyone. To say that guests are not allowed to even play a small blue tooth speaker seems like over-kill. There have been problems in our community in the past, but everyone has listened to their neighbors, abided by the County’s rules, and there hasn’t been anything for anyone to complain about in years.
>
> We DO have issues with grow houses and squatters. Unfortunately, the no-eviction policy has led to tenants who have had wild out-of-control parties, without any regard for the neighborhood. There also was an airbnb hosted by a person who lives in China. He did get scammed, and a couple wild parties were thrown. I do believe that property has been sold.
>

> I just feel that you are throwing the baby out with the bathwater, and don't want these neighbors to be able to "turn us in" if a guest has a radio on. (that is amplified music, correct? I feel that the decibel reading - which is currently at 45 - is strict enough.
>
> Thank you for listening to my side of the story.
>
> Sincerely,
>
> Diane Hibbs
> Confidentiality Disclaimer
>
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>
> County of Riverside California
<https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!XvgIHFJv2Su0uDVfw5ZH8dHWyasjALRgIpwdTx9w70Inpj5WArBb_WCLkdIBXQ$ >

From: J M <messin1503@gmail.com>
Sent: Thursday, July 1, 2021 2:08 PM
To: Jones, Steven
Subject: RE: Ordinance 927.1

Hello Mr. Jones,

Thank you for your reply. I do have a couple of questions with the updated Ordinance 927.1 language.

Is the County going to shut down the Short-term Rental Hotline? The new version makes it seem like neighbors will have to deal with hosts themselves and then have to follow up with the County to make sure the host self-reported the incident. Am I reading that correctly? I just don't see that going well.

Party houses are still allowed under the new Ordinance 927.1? 16 overnight guests plus visitors that stay late into the night can quickly escalate into a full blown party in an unsupervised rental home. Why not require these small hotels to be supervised like a hotel or typical bed and breakfast?

The homeowner should either be required to be onsite to supervise their clients or the number of allowed nights available should be severely limited for unsupervised rentals. We expect that neighbors will have a party now and then. That is just a part of living around people. Residents never expected to have to live next to event venues with parties and noise throughout the week. Something to consider.

Thank you. I appreciate the help and understanding,
Joseph Messin

From: Jones, Steven
Sent: Thursday, June 24, 2021 12:07 PM
To: J M
Subject: RE: Ordinance 927.1

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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

The new draft is significantly updated. Please compare the new Short Term Rental Ordinance draft, location linked above with the current short term rental legislation, and contact me if you have any questions regarding the verbiage or the processing of the update.

Steven Jones
Principal Planner

TLMA – Planning
eMail: **sjones@rivco.org**
Phone: (951) 955-0314

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: J M <messin1503@gmail.com>
Sent: Tuesday, June 15, 2021 12:13 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Ordinance 927.1

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The letter below (and attached) was written and sent to Supervisor Washington in regards to issues with neighboring short-term rental properties back in November of 2020. It was then forwarded to Mr. John Hildebrand of TLMA as directed by Supervisor Washington's staff.

I would just like to follow up on this letter with you as you take in the concerns of residents of the community impacted by short-term rentals. I would also like to update you on how this situation has progressed since the original letter was written. Also, I must reiterate that these are my opinions and do not represent those of the University of California.

Really can't say much has changed since this letter was written. In just the past month or so there have been three more incidents of clients urinating on the University property. Clients have allowed unleashed dogs to wonder on the property and defecate in violation of both University rules and Riverside County leash laws. My family is still often kept awake by loud unruly clients late into the night. STR clients have been caught riding OHV's on the University property in violation of Riverside County Ordinance 529. Clients have even just parked on the University's road and blocked access to catch a party bus for a tour. The list of issues goes on and on. The Riverside County Sheriff's Department is called on occasion and the Riverside County Short-Term Rental Hotline is called to file complaints. None of it seems to matter to the operators of the rentals. They have even told me that the County has no intention of doing anything so there is no reason to call.

Yet from the other side of their mouth the hosting company sent me a Cease and Desist letter threatening to take legal action against me personally for filing complaints to the STR Hotline and for

performing my work duties to secure and keep the University property safe. Honestly, I'm very lucky to receive a letter like that and have the backing of the University. I also have security camera footage as evidence to back up my complaints. Can you imagine, threatening to file suit against a neighbor for reporting the abhorrent behavior of renters? How would an ordinary citizen be able to respond to a letter like that though? This is what happens when you allow properties to be turned into hotels and party venues. It seems most of the short-term rentals in the county are unoccupied investor backed party houses, hosted by professional hospitality firms. The days of renting your house while you're out on vacation are long gone. These are not regular folks trying to make ends meet as originally envisioned with this market. The quality of life around my little section of the county has diminished quite a lot since STR's began to proliferate the neighborhood.

How does the update to Ordinance 927 fix any of these issues? Nothing seems to be all that different from the original ordinance. Some help in spotting the differences would be appreciated.

Thank you,
Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

From: Joseph Messin
Sent: Friday, November 13, 2020 6:21 AM
To: d3email@rivco.org
Subject: Problems with short-term rentals

Dear Supervisor Washington,

I am writing today regarding the prevalence of short-term rental properties spreading across Riverside County. My situation is a bit unique in that I work and reside (with my family) on property owned by the University of California. This property is the UC Emerson Oaks Reserve, located at 45285 Los Caballos Rd. Temecula CA 92592. The UC Emerson Oaks Reserve is a wildlife reserve protecting natural habitat for research and teaching. I reside on the property with my wife and two children (ages 8 and 12). That said, this is a letter of my own opinions and does not represent those of the University. Please refer to the e-mail sent to all Riverside County Supervisors with a hard copy mailed to Mr. Juan Perez at Transportation and Land Management titled "Support for Revision of Ordinance No. 927" from Heather Constable, dated August 14, 2020 for the opinion of the University on this matter.

There are currently two properties adjacent to the Emerson Oaks Reserve permitted under Riv. Co. Ordinance 927 to run short-term rentals. 45240 Los Caballos Rd is located on a property which lies north of the Reserve. The rental located at 45260 Los Caballos Rd lies to the east of the Reserve. 45260 Los Caballos Rd. is accessed by a road on the University property under a pre-existing easement agreement that does not allow for commercial use. University counsel is doing what they can with that, but these things take time. I am not here to discuss any of these legal issues between the University and the owner of 45260 Los Caballos Rd.

I would however like to tell you about the decline in the quality of life we have experienced due to short term rentals. My family and I have had to deal with guests (from 45260 Los Caballos Rd) having loud drunken arguments, driving unsafely (kids standing on vehicle side boards, in the back of pickups, etc.), urinating, and causing loud late-night disturbances on the University property. At one point I told a group of 23 guests who had loaded into two pickup trucks that they could not drive like that on the University property. The driver of the first truck exited the vehicle with a beer in his hand. They were loaded up to take a tour on a wine tasting party bus. Returning later that day full of liquid courage they began harassing me with obscenities while I was out in the yard. My children were inside but scared of what was going on. How much of this must my family endure? How long can my door hold out while waiting for the Sheriff if I anger a mob by reporting something like that?

The Short-Term Rental Hotline has been contacted four times in the past two weeks to file noise complaints against the renters staying at 45240 Los Caballos Rd. Two of those calls were due to parties/noise occurring around 2:00am. I was awoken again around 4:00am after one of those calls due to the lights and megaphone of a Riverside Co. Sheriff's Deputy contacting the renters.

These items all take their toll on a family. Late nights of parties and noise disturbing people who need to get up early for work and children dealing with their own issues of distance learning and not being able to see friends. Cleary the hosts do not care if their guests disturb neighbors. I've yet to see the host of these properties do anything about these complaints. I have also not heard of the County stepping in at any time to help those of us cursed to live by these rentals. Code Enforcement runs the short-term rental program but offers no real help. An after hours or weekend call to the STR Hotline generally offers no resolution other than the host promising to "take care of it". I have literally been on the phone with the host telling me they have spoken to the guest and everything is fine while music is still blaring. Calls to the STR Hotline during business hours are even worse. Code Enforcement officials will call back only to tell me to call the Sheriff or some other entity to further a complaint. Hosts say what they can to make it seem like they will act, yet they know the County has no intention of issuing fines or rescinding operating permits.

Then we have the rental host's failure to follow County Covid-19 guidelines to help protect the community from the spread of this virus. Supervisors Perez and Spiegel put out the media release of the guidelines to follow to operate short-term rentals (https://www.rivco.org/news/short-term-vacation-rentals-resume-riverside-county) on May 29, 2020. These operating guidelines were developed by the Riverside County Economic Task Force. Mr. Juan Perez and Mr. Michael Maldonado of TLMA are a part of this task force yet Code Enforcement responds to business hours calls to the STR Hotline by stating they know nothing about these Covid-19 rules. Why issue these guidelines and mandates if no one is held to follow them? All businesses are affected by Covid-19 operating restrictions. Why should short-term rentals be exempt? Taking the idea further, why should residents of Riverside County do our part to stop the spread of Covid-19 by following the CA Stay at Home order, limiting interactions with other households and limiting going out for only essentials if the County is just going to make things worse by allowing visitors to have parties, share houses, and do whatever they want?

Both 45240 and 45260 Los Caballos Rd properties are investor owned and both hosted by a hospitality company called AvantStay. They are essentially unsupervised boutique hotels. What else can you call a house that sleeps 15-20 people. The County must do something about properties like this if they want to continue allowing short-term rentals. Many cities in the County (Temecula) have banned them outright. Residents who just want to live their life should not have to put up with party houses as

neighbors. Think about the last time your neighbor had a party. They most likely warned you about it, but it only happens once a year or so, so you put up with it for a night. Now imagine this party takes place on an almost weekly (or more) basis. And not just on weekends but during the work/school week as well. I am honestly asking, what are residents to do? As I have written earlier, calling the STR Hotline generally gets you nowhere. Calling the Riverside County Sheriff for a noise complaint might get a deputy out several hours later depending on their case load that night and location of the deputy. All of this takes a toll on the health and wellbeing of residents next to short-term rentals.

Do not get me wrong. Short-term rentals have their place. Someone trying to make ends meet by renting a room out is on-site, supervising the situation. The same goes for a traditional Bed and Breakfast which are regulated much like hotels. Yet for some reason, whole house, short-term rentals can do whatever they want with absolutely no repercussion. I have yet to see or hear of any action taken against short-term rentals in Riverside County. There must be provisions to cancel an operating permit. There should also be provision for neighbors to not have hotels forced on them to begin with. Many rural residents of Riverside County are there for peace and quiet. A dozen or two guests in the house next door does not allow for that. Something must be done to let residents live the life they chose but is now being taken away by investors.

Thank you for taking the time to read this letter. I look forward to learning about the upcoming revisions to Ordinance 927. Hopefully, the County will devise a system that removes party houses and bad hosts from operating and makes things more equitable for families who suddenly find themselves in a terrible situation at no fault of their own.

Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

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County of Riverside California

From: Giovanni Cosetti <giovannicosetti@gmail.com>
Sent: Tuesday, June 29, 2021 4:05 PM
To: Jones, Steven
Subject: Re: Submission from Idyllwild Resident for 927.1 Upcoming Meeting/Revision

Follow Up Flag: Follow up
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Thank you Steven. I appreciate the confirmation of receipt and additional information. Will I automatically be updated on anything or is there another place I need to submit my name and email to for auto-updates?

Giovanni Cosetti

On Tue, Jun 29, 2021 at 10:33 AM Jones, Steven <SJones@rivco.org> wrote:

> Hello,
>
> 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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.
>
> **Steven Jones**
>
> ***Principal Planner***
>
> ***TLMA – Planning***
>
> eMail: **sjones@rivco.org**
>
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
>
> 4080 Lemon Street, 12th Floor
>
> Riverside, CA 92501



From: Giovanni Cosetti <giovannicosetti@gmail.com>
Sent: Monday, June 28, 2021 10:35 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Submission from Idyllwild Resident for 927.1 Upcoming Meeting/Revision

Mr. Jones,

I was informed I needed to submit my experience with the STRs in my area directly to you for review and consideration. Please find my main, but not full listing, of points and issues below. Thank you for your time.

In the past 36 months, with the past 12 months scaling to beyond unacceptable, the STRs next to my home have caused me to personally experience:

1. **Fear:** I have to approach total strangers every other day, or every few days depending on turnover, to have them leave my property, put their dog on a leash, get out of my driveway and/or let them know they are beyond an acceptable noise level. I have called the sheriff multiple times but have only received a call back, and noted a response 50% of the time. When I **reach out to the property managers/management companies**, I often get the response "Oh, those are not "our" renters, it must be through "fill-in-the-blank" rental site" you should call them instead. ". When I **reach out to the actual owners** I get either silence or responses such as, "Don't bother me on the weekends. I am at my son's swim meet." I also recently was **threatened by a pest control worker**, who was parked in my drive. When I asked him to move out of my drive and park in the drive of the STR he was servicing, he let me know he would not "Because their maid was coming soon and he did not want to inconvenience her."; as noted, this conversation escalated to him threatening me and me calling the sheriff (who confirmed to me if he returns to my drive they will issue a restraining order based on the threat).

2. **Work Disruption**: I work FULL TIME from home and an actual business day for our company is Sunday. Having to interrupt my conference calls and presentations to answer aggressive knocks at the

door **all week long**, is ridiculous. These are all, with no exceptions, short term renters from one of the two places next to my home. They are seeking a) directions to the actual short term rental and b) ideas of what to do, what to see, etc., If I am going to LOSE work revenue due to the disruptions that the STRs are causing me, I should be compensated accordingly and not be the FREE Hotel Manager, Concierge, Bellman or Staff. I always suggest they phone the rental company or owner, and have been told "But YOU'RE right here - can't you just answer some questions?" or "Well, they said to ask the neighbors for the best places locally."

3. **Lifestyle Disruption: TRESPASSING** people becoming very aggressive about NOT leaving when you ask. People walking their dogs, often UNLEASHED, and not picking up after them on my property - and laughing when you ask them to pick up after their dog. **TRASH** from the STRs that blows from their deck into my yard (food, cans, cigarette butts and general paper trash). The STR that is closest also just recently had bags of garbage left in the front yard for a week; during which time several animals got into and spread it all over several neighbors yards, including mine. This included dirty diapers and other higher risk bio-waste. The owner was notified but nothing was done for several days. We were told their maid could not clean it up because the mess had brought a bunch of wasps and she couldn't clean around all those wasps. **NOISE** is often an issue and we do call the sheriff after 10pm. Additionally, the accelerated and inappropriate noise from the hot tubs/jacuzzis is an issue as well, not just loud music/lots of people. **FIRE** is a big issue, I have seen fireplace wood that is partially burned just dumped out into the yards of the STRs next door to me. I also, this past weekend, heard firecracker being lit off of the deck and did call the sheriff immediately (and their response was immediate and the sheriff confirmed he "educated them" on the rules but no citation issued as is their new aggressive policy on which he just received 90 minutes of training - 0% tolerance of fireworks in RIVCO).

4. **Lack of Response/Enforcement from RIVCO on Current STR Regulations:** There are many UNLICENSED STRs in the Idyllwild-Pine Cove area and I happen to live next to one of them. I have reported this property more than once, over a period of TWO YEARS, and RIVCO has confirmed twice it is indeed unlicensed and they are looking into it. Further, my multiple reports to rental platforms, as well as RIVCO, on the non-stop operation of these STRs during the **COVID ban period** went without a response from RIVCO.

--

Giovanni Cosetti
415-230-9770 Cell

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County of Riverside California

--
Giovanni Cosetti
415-230-9770 Cell

From: Karen Taucher <krntchr@gmail.com>
Sent: Thursday, June 24, 2021 12:22 PM
To: Jones, Steven
Subject: Re: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

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> 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

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Sunday, June 20, 2021 9:58 AM
To: Jones, Steven
Subject: Re: County of Riverside Short Term Rental Update

Follow Up Flag: Follow up
Flag Status: Flagged

Okay that is great feedback thank you. So I'll write it in a way that removes as much extra burden on the county as possible while still allowing the county the benefit of all of the revenue these units generate in lodging taxes. It would be a big financial loss for the county in those taxes since Airbnb and VRBO automatically collect these taxes on existing unpermitted STR's and remit to the county. If we can accomplish a path forward for mobile home parks, resorts, tiny homes, airstream parks etc. to receive a permit, this could be a big money maker for your county. The desert is a big draw for vacationers.

I think it really can be a win win for both.

Did your management show any interest in hiring me to consult?

Marilynn

Sent from my iPhone. Please forgive any grammatical errors. 😕

> On Jun 19, 2021, at 12:19 PM, Jones, Steven <SJones@rivco.org> wrote:
>
> I'd say write it up and we'll see if management and counsel agree. I think that, as with most governmental action, we're muddling through incrementally. It seems enough to focus on traditional/stick-built construction since other uses are already more transient in nature.
>
> I'll forward the suggestion on and look for your next message.
>
> Thanks,
> Steven Jones
> (951)955-0314
>
> ---
>
> **From:** Marilynn Taylor <me@marilynntaylor.com>
> **Sent:** Thursday, June 17, 2021 5:03 PM
> **To:** Jones, Steven <SJones@Rivco.org>
> **Subject:** Re: County of Riverside Short Term Rental Update
>
> Hi Steven,
>
> I've been working on writing something up, but the main issue I'm seeing is that all RV resorts and mobile home parks slip through the cracks and are unable to get a short

term rental certification from the county of Riverside. This is because you have to be both land and homeowner to qualify. If you only own one or the other, you are unable to get a certificate. Do you see it possible to remedy this so that the land owner of the resort or park could qualify for an umbrella STR certificate with the county with the caveat that any violation complaints (noise or otherwise) would be the jurisdiction of the certified land owner and not the county of riverside? The land owner could then police complaints within their own resort/park relieving the county from this burden.

The alternative is to allow the leaseholder/ homeowner to receive a certificate provided there is written permission from the land owner.

I would also love to see tiny homes and park models included in the current language of property types that could get a certificate.

I'm not great at writing up language that could be incorporated directly in to your ordinance, but I sure can try. Would you be open to including something like this? Let me know the best way to help fill these gaps and I'll do everything I can to help!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

Get on the waitlist for my digital course BNB Listing Mastery!
www.MarilynnTaylor.com/waitlist

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<icon-pinterest-3.png>
<circle you tube.png>

> On May 13, 2021, at 11:28 AM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Agreed. Thanks, Marilynn.
>
> 348 on the planning website - https://planning.rctlma.org/Portals/14/Ord_348_clean_version.pdf?ver=2020-09-24-093220-233

Codified site
- https://library.municode.com/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT17ZO

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

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
<image001.jpg>

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Tuesday, May 11, 2021 6:38 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: County of Riverside Short Term Rental Update

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.

Sounds great! I'm going through the draft ordinance now and would it be possible for you to send me a link to ordinance 348?

I'm also working with Sky Valley Resort to understand the issues they are having with being able to allow short term rentals and it seems they have run in to quite a few brick walls because their unique setup leaves them falling through the cracks and unable to get certifications. I'm hoping to work together with you to change some terms to be able to either get certifications in their name or allow the individual owners of the homes on their lots to get certified. There are a lot of other similar resorts in the area, so this may benefit all of them.

Many many other cities and municipalities certify mobile home owners who are on leased land so I believe we can find a way and there are hundreds of such properties in Riverside county currently paying transient lodging taxes to the county. If all of those were to go away, that could be massive lost revenue for the county not to mention it would flood the market with homes for sale, dropping home values which could impact real property even though these technically aren't. They still get listed on the MLS. It is also a big economic impact to the homeowners which could then create additional strain on the economy. It seems to be in the best interest of both county and the resorts to be able to offer certifications to each separate mobile home on leased land.

Anyway, I'm doing my due diligence and will be sending over my feedback on the draft ordinance, but I'm hoping we can work together to remedy this in a way that works for both the county and the resort and possibly for me to consult your STR department to create a program that fits the needs of the county.

I look forward to working with you!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

On May 10, 2021, at 8:04 AM, Jones, Steven <SJones@Rivco.org> wrote:

Thanks Marilynn,

Great website. I'll share with management as I believe it may be worth a conversation to release an adequate request for services to anyone who may be qualified to manage the County's short term rental program.

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

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
<image006.jpg>

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Friday, May 7, 2021 12:53 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: County of Riverside Short Term Rental Update

Hi Steven,

You can see below what I do by clicking on my website, or instagram.com/marilynntaylor

Thank you so much for sending that along. Looks like park models will still be excluded from the certification requirement going forward. I'll share what we talked about with the group later today.

Thank you so much!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

Get on the waitlist for my digital course BNB Listing Mastery!
www.MarilynnTaylor.com/waitlist

<image002.png><image003.png><image004.png><image005.png>

On May 7, 2021, at 12:41 PM, Jones, Steven <SJones@Rivco.org> wrote:

FYI –
https://planning.rctlma.org/Advance-Planning/348UPD
https://planning.rctlma.org/Portals/14/Ord_No_927DraftforPublication_1.pdf

STEVEN JONES, AICP | **Principal Planner, Development Review**
Pronouns: he/him/his
County of Riverside Transportation and Land Management Agency - Planning
4080 Lemon Street, 12th Floor | Riverside, CA 92501
Phone 951.955.0314 | Main 951.955.3200
https://planning.rctlma.org
<image001.jpg>

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County of Riverside California

From: Ryan Gonzales <rydog1259@gmail.com>
Sent: Friday, June 18, 2021 7:22 PM
To: Jones, Steven
Subject: draft short term rental ordinance

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Mr. Jones

I have experienced an increasing disturbance from the short term rental across the street from me. I appreciate the efforts to put some new restrictions on these properties. I read the draft proposal and I wanted to comment on it. I think the occupancy limits are necessary and maybe a limit based on the number of bedrooms possibly 2 per bedroom would be worth considering. I think you guys should have a better enforcement plan. If there are multiple violations there should probably be a better way of correcting the issues. I would think a hearing would take months to happen so a violator would continue to operate. I also think that there should be some consideration to how many days a year or how many turn overs a week there can be. I love my neighborhood and everyone on my street knows each other the only issue on my street is the owner of the short term rental who refuses to respond to complaints telling people to call the police and leave him alone. Ever since he bought the house to rent there has been increased traffic most of which drive fast including a car club who held a street race past my house where my daughter rides her bike. Many of the guests are quiet and not a problem but the ones who are an issue need to be addressed quickly and effectively.

Ryan Gonzales
79390 Bowden dr
Bermuda Dunes Ca 92203

Sent from my phone

From: Darrell <darrellb@gmail.com>
Sent: Friday, June 18, 2021 10:19 AM
To: Jones, Steven
Subject: Re: “ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac
Attachments: Lestonnac Notice of ballot results. .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Jones

Everyone on our street Avenida Lestonnac got this letter and we all took it that the vote passed and we all feel we were stripped of our freedom. So if I had the money I could buy off the nun's like Dr. Manfredi did, and then I could keep the freedoms that I bought into at this location. Very corrupt system!! I have to say I have lived next to schools before and the nun's have been the absolute worst neighbors and the most inconsiderate. They reflect zero Christian values and my catholic family members have been embarrassed of their actions. I can see this letter Ordinance No 928, And us neighbors have been talking about it. We all have the impression that we all lost our freedoms, and none of us seem to know the difference between 927 & 928.

Darrell

On Wed, Jun 9, 2021, 14:56 Jones, Steven <SJones@rivco.org> wrote:

> The update to Ordinance No. 927 has not yet passed.
>
> Many thanks for your comments.
>
> **Steven Jones**
>
> ***Principal Planner***
>
> ***TLMA – Planning***
>
> eMail: **sjones@rivco.org**
>
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

From: Darrell <darrellb@gmail.com>
Sent: Tuesday, June 8, 2021 7:55 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: "ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac

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The ordinance that just passed is disturbing and quite dishonest. Everyone I have talked to except for Mr. Manfredi did not agree with the ordinance that just passed. It just goes to show that with enough money you will get what you want. I guess I should not be surprised that our government it corrupt at the state and local level.

Shame on you and the people that passed this. Very dishonest!!!

Darrell

On Mon, May 24, 2021 at 4:43 PM Jones, Steven <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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

I've forwarded your concerns and questions to https://ask.rivco.org/csm?id=csm_web_index for further research and communication.

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

From: Darrell <darrellb@gmail.com>
Sent: Monday, May 24, 2021 8:26 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: "ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac

Hello Mr. Jones

My wife and I got some of the paper work but nothing in there to vote and my wife and I want to vote with a BIG "NO". The real big people are the cars hitting 60-70MPH on Lestonnac and racing off the line at the intersection Butterfield Sage and Lestonnac. When the sheriff puts a deputy on the corner they do not last more than five minutes before they pull someone over for running that stop sign and then they are gone for another 3-4 months. If they camped out there I would bring them lunch and thank them every day for their service. (I actually strongly support the Blue) I work from home and

have cameras out in front of my house so I know when they are there and how long they stay. Also since there are so many people that think that Lestonnac is a speedway it is not even safe for our kids to ride their bikes on Lestonnac since they drive so fast and reckless. I live right on the corner and I can hear these vehicles spinning their tires and revving up their engines to speed down Lestonnac or off of the Stop sign line. The stop sign was a huge improvement but there are still accidents there all the time. MY other complaint is that the westside of Butterfield stage is maintained by the City of Temecula and gets street sweepers and I see city workers picking up the trash on that side. On the East side which is Riverside county no Street sweepers and nobody to pick up the trash but me. I have been doing it for the last 4 years and now I have been having the ganeres do it but I would ast least like to see the eastside of Butterfield Sage and Lestonnac get some street sweeping once a month.

Again please don't change the zoning laws. Every neighbor except for Dr. Manfredi has told me they voted NO “ORDINANCE NO. 927".

Thank you

Darrell & Jasmine Bobczynski

8586639483

32575 Avenida Lestonnac, Temecula, CA 92592

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County of Riverside California

From: J M <messin1503@gmail.com>
Sent: Tuesday, June 15, 2021 12:13 PM
To: Jones, Steven
Subject: Ordinance 927.1
Attachments: RivCo-STR Issues.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Jones,

The letter below (and attached) was written and sent to Supervisor Washington in regards to issues with neighboring short-term rental properties back in November of 2020. It was then forwarded to Mr. John Hildebrand of TLMA as directed by Supervisor Washington's staff.

I would just like to follow up on this letter with you as you take in the concerns of residents of the community impacted by short-term rentals. I would also like to update you on how this situation has progressed since the original letter was written. Also, I must reiterate that these are my opinions and do not represent those of the University of California.

Really can't say much has changed since this letter was written. In just the past month or so there have been three more incidents of clients urinating on the University property. Clients have allowed unleashed dogs to wonder on the property and defecate in violation of both University rules and Riverside County leash laws. My family is still often kept awake by loud unruly clients late into the night. STR clients have been caught riding OHV's on the University property in violation of Riverside County Ordinance 529. Clients have even just parked on the University's road and blocked access to catch a party bus for a tour. The list of issues goes on and on. The Riverside County Sheriff's Department is called on occasion and the Riverside County Short-Term Rental Hotline is called to file complaints. None of it seems to matter to the operators of the rentals. They have even told me that the County has no intention of doing anything so there is no reason to call.

Yet from the other side of their mouth the hosting company sent me a Cease and Desist letter threatening to take legal action against me personally for filing complaints to the STR Hotline and for performing my work duties to secure and keep the University property safe. Honestly, I'm very lucky to receive a letter like that and have the backing of the University. I also have security camera footage as evidence to back up my complaints. Can you imagine, threatening to file suit against a neighbor for reporting the abhorrent behavior of renters? How would an ordinary citizen be able to respond to a letter like that though? This is what happens when you allow properties to be turned into hotels and party venues. It seems most of the short-term rentals in the county are unoccupied investor backed party houses, hosted by professional hospitality firms. The days of renting your house while you're out on vacation are long gone. These are not regular folks trying to make ends meet as originally envisioned with this market. The quality of life around my little section of the county has diminished quite a lot since STR's began to proliferate the neighborhood.

How does the update to Ordinance 927 fix any of these issues? Nothing seems to be all that different from the original ordinance. Some help in spotting the differences would be appreciated.

Thank you,
Joseph Messin

messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

From: Joseph Messin
Sent: Friday, November 13, 2020 6:21 AM
To: d3email@rivco.org
Subject: Problems with short-term rentals

Dear Supervisor Washington,

I am writing today regarding the prevalence of short-term rental properties spreading across Riverside County. My situation is a bit unique in that I work and reside (with my family) on property owned by the University of California. This property is the UC Emerson Oaks Reserve, located at 45285 Los Caballos Rd. Temecula CA 92592. The UC Emerson Oaks Reserve is a wildlife reserve protecting natural habitat for research and teaching. I reside on the property with my wife and two children (ages 8 and 12). That said, this is a letter of my own opinions and does not represent those of the University. Please refer to the e-mail sent to all Riverside County Supervisors with a hard copy mailed to Mr. Juan Perez at Transportation and Land Management titled "Support for Revision of Ordinance No. 927" from Heather Constable, dated August 14, 2020 for the opinion of the University on this matter.

There are currently two properties adjacent to the Emerson Oaks Reserve permitted under Riv. Co. Ordinance 927 to run short-term rentals. 45240 Los Caballos Rd is located on a property which lies north of the Reserve. The rental located at 45260 Los Caballos Rd lies to the east of the Reserve. 45260 Los Caballos Rd. is accessed by a road on the University property under a pre-existing easement agreement that does not allow for commercial use. University counsel is doing what they can with that, but these things take time. I am not here to discuss any of these legal issues between the University and the owner of 45260 Los Caballos Rd.

I would however like to tell you about the decline in the quality of life we have experienced due to short term rentals. My family and I have had to deal with guests (from 45260 Los Caballos Rd) having loud drunken arguments, driving unsafely (kids standing on vehicle side boards, in the back of pickups, etc.), urinating, and causing loud late-night disturbances on the University property. At one point I told a group of 23 guests who had loaded into two pickup trucks that they could not drive like that on the University property. The driver of the first truck exited the vehicle with a beer in his hand. They were loaded up to take a tour on a wine tasting party bus. Returning later that day full of liquid courage they began harassing me with obscenities while I was out in the yard. My children were inside but scared of what was going on. How much of this must my family endure? How long can my door hold out while waiting for the Sheriff if I anger a mob by reporting something like that?

The Short-Term Rental Hotline has been contacted four times in the past two weeks to file noise complaints against the renters staying at 45240 Los Caballos Rd. Two of those calls were due to parties/noise occurring around 2:00am. I was awoken again around 4:00am after one of those calls due to the lights and megaphone of a Riverside Co. Sheriff's Deputy contacting the renters.

These items all take their toll on a family. Late nights of parties and noise disturbing people who need to get up early for work and children dealing with their own issues of distance learning and not being able to see friends. Cleary the hosts do not care if their guests disturb neighbors. I've yet to see the host of these properties do anything about these complaints. I have also not heard of the County stepping in at any time to help those of us cursed to live by these rentals. Code Enforcement runs the short-term rental program but offers no real help. An after hours or weekend call to the STR Hotline generally offers no resolution other than the host promising to "take care of it". I have literally been on the phone with the host telling me they have spoken to the guest and everything is fine while music is still blaring. Calls to the STR Hotline during business hours are even worse. Code Enforcement officials will call back only to tell me to call the Sheriff or some other entity to further a complaint. Hosts say what they can to make it seem like they will act, yet they know the County has no intention of issuing fines or rescinding operating permits.

Then we have the rental host's failure to follow County Covid-19 guidelines to help protect the community from the spread of this virus. Supervisors Perez and Spiegel put out the media release of the guidelines to follow to operate short-term rentals (https://www.rivco.org/news/short-term-vacation-rentals-resume-riverside-county) on May 29, 2020. These operating guidelines were developed by the Riverside County Economic Task Force. Mr. Juan Perez and Mr. Michael Maldonado of TLMA are a part of this task force yet Code Enforcement responds to business hours calls to the STR Hotline by stating they know nothing about these Covid-19 rules. Why issue these guidelines and mandates if no one is held to follow them? All businesses are affected by Covid-19 operating restrictions. Why should short-term rentals be exempt? Taking the idea further, why should residents of Riverside County do our part to stop the spread of Covid-19 by following the CA Stay at Home order, limiting interactions with other households and limiting going out for only essentials if the County is just going to make things worse by allowing visitors to have parties, share houses, and do whatever they want?

Both 45240 and 45260 Los Caballos Rd properties are investor owned and both hosted by a hospitality company called AvantStay. They are essentially unsupervised boutique hotels. What else can you call a house that sleeps 15-20 people. The County must do something about properties like this if they want to continue allowing short-term rentals. Many cities in the County (Temecula) have banned them outright. Residents who just want to live their life should not have to put up with party houses as neighbors. Think about the last time your neighbor had a party. They most likely warned you about it, but it only happens once a year or so, so you put up with it for a night. Now imagine this party takes place on an almost weekly (or more) basis. And not just on weekends but during the work/school week as well. I am honestly asking, what are residents to do? As I have written earlier, calling the STR Hotline generally gets you nowhere. Calling the Riverside County Sheriff for a noise complaint might get a deputy out several hours later depending on their case load that night and location of the deputy. All of this takes a toll on the health and wellbeing of residents next to short-term rentals.

Do not get me wrong. Short-term rentals have their place. Someone trying to make ends meet by renting a room out is on-site, supervising the situation. The same goes for a traditional Bed and Breakfast which are regulated much like hotels. Yet for some reason, whole house, short-term rentals can do whatever they want with absolutely no repercussion. I have yet to see or hear of any action taken against short-term rentals in Riverside County. There must be provisions to cancel an operating permit. There should also be provision for neighbors to not have hotels forced on them to begin with. Many rural residents of Riverside County are there for peace and quiet. A dozen or two guests in the

house next door does not allow for that. Something must be done to let residents live the life they chose but is now being taken away by investors.

Thank you for taking the time to read this letter. I look forward to learning about the upcoming revisions to Ordinance 927. Hopefully, the County will devise a system that removes party houses and bad hosts from operating and makes things more equitable for families who suddenly find themselves in a terrible situation at no fault of their own.

Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

Pine Cove Property Owners Association
P.O. Box 2023
Idyllwild, CA 92549

May 3, 2021

Steven Jones, Principle planner
Riverside County Planning Department
4080 Lemon St.
Riverside, CA 92501

Mr. Jones:

The recent increase in the number of short term rentals (STR) in the mountain community of Pine Cove (and Idyllwild) is of urgent concern to our Pine Cove Property Owners Association. We realize that mountain communities are a popular destination. The influx visitors is something we learn to accommodate, but the increasing number of rentals changes the character of neighborhoods. While most renters are considerate and well behaved, problems have occurred.

The revision of County Ordinance 927 is of particular interest. Provisions requiring rental owners to post signage (Section 8, item N) and notify neighboring residents (section 10, item A) strengthen the ordinance. Section 11 on enforcement, however; contains the same language as the 2016 version. Property owners who encounter problems with STRs report a lack of response from the county and Code Enforcement. Will language be added to Ord 927 to enhance enforcement and deal with unregistered rental properties? Will the number of rental properties in Pine Cove be limited?

Our association will continue to represent the interest of property owners in Pine Cove during the revision period. Please keep us informed of community meetings and public discussion on the issue of short term rentals. We also wish to be apprised of actions taken by the county in closed meetigs.

Richard Schwartz

Richard Schwartz
President, Pine Cove Property Owners Association
pinecovepoa@gmail.com, 951 659-8621

CC: Supervisor Washington
3rd District Administrative Center
4080 Lemon Street
Riverside, CA 92502-1486

Dear Supervisor Washington,

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The Short-Term Rental Hotline has been contacted four times in the past two weeks to file noise complaints against the renters staying at 45240 Los Caballos Rd. Two of those calls were due to parties/noise occurring around 2:00am. I was awoken again around 4:00am after one of those calls due to the lights and megaphone of a Riverside Co. Sheriff's Deputy contacting the renters.

These items all take their toll on a family. Late nights of parties and noise disturbing people who need to get up early for work and children dealing with their own issues of distance learning and not being able to see friends. Cleary the hosts do not care if their guests disturb neighbors. I've yet to see the host of these properties do anything about these complaints. I have also not heard of the County stepping in at any time to help those of us cursed to live by these rentals. Code Enforcement runs the short-term rental program but offers no real help. An after hours or weekend call to the STR Hotline generally offers no resolution other than the host promising to "take care of it". I have literally been on the phone with the host telling me they have spoken to the guest and everything is fine while music is still blaring. Calls to the STR Hotline during business hours are even worse. Code Enforcement officials will call back only to tell me to call the Sheriff or some other entity to further a complaint. Hosts say what they can to make it seem like they will act, yet they know the County has no intention of issuing fines or rescinding operating permits.

Then we have the rental host's failure to follow County Covid-19 guidelines to help protect the community from the spread of this virus. Supervisors Perez and Spiegel put out the media release of the guidelines to follow to operate short-term rentals (https://www.rivco.org/news/short-term-vacation-rentals-resume-riverside-county) on May 29, 2020. These operating guidelines were developed by the Riverside County Economic Task Force. Mr. Juan Perez and Mr. Michael Maldonado of TLMA are a part of this task force yet Code Enforcement responds to business hours calls to the STR Hotline by stating they know nothing about these Covid-19 rules. Why issue these guidelines and mandates if no one is held to follow them? All businesses are affected by Covid-19 operating restrictions. Why should short-term rentals be exempt? Taking the idea further, why should residents of Riverside County do our part to stop the spread of Covid-19 by following the CA Stay at Home order, limiting interactions with other households and limiting going out for only essentials if the County is just going to make things worse by allowing visitors to have parties, share houses, and do whatever they want?

Both 45240 and 45260 Los Caballos Rd properties are investor owned and both hosted by a hospitality company called AvantStay. They are essentially unsupervised boutique hotels. What else can you call a house that sleeps 15-20 people. The County must do something about properties like this if they want to continue allowing short-term rentals. Many cities in the County (Temecula) have banned them outright. Residents who just want to live their life should not have to put up with party houses as neighbors. Think about the last time your neighbor had a party. They most likely warned you about it, but it only happens once a year or so, so you put up with it for a night. Now imagine this party takes place on an almost weekly (or more) basis. And not just on weekends but during the work/school week as well. I am honestly asking, what are residents to do? As I have written earlier, calling the STR Hotline generally gets you nowhere. Calling the Riverside County Sheriff for a noise complaint might get a deputy out several hours later depending on their case load that night and location of the deputy. All of this takes a toll on the health and wellbeing of residents next to short-term rentals.

Do not get me wrong. Short-term rentals have their place. Someone trying to make ends meet by renting a room out is on-site, supervising the situation. The same goes for a traditional Bed and Breakfast which are regulated much like hotels. Yet for some reason, whole house, short-term rentals can do whatever they want with absolutely no repercussion. I have yet to see or hear of any action taken against short-term rentals in Riverside County. There must be provisions to cancel an operating permit. There should also be provision for neighbors to not have hotels forced on them to begin with. Many rural residents of Riverside County are there for peace and quiet. A dozen or two guests in the house next door does not allow for that. Something must be done to let residents live the life they chose but is now being taken away by investors.

Thank you for taking the time to read this letter. I look forward to learning about the upcoming revisions to Ordinance 927. Hopefully, the County will devise a system that removes party houses and bad hosts from operating and makes things more equitable for families who suddenly find themselves in a terrible situation at no fault of their own.

Joseph Messin
messin1503@gmail.com
(951) 235-9245
45285 Los Caballos Rd.
Temecula CA 92592

From: Bianca De La Garza <mamabsevents@gmail.com>
Sent: Friday, June 11, 2021 12:02 PM
To: Jones, Steven
Subject: draft short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Hello I am an event planner from the Palm Springs area, to better educate my future and current clients in search of ranch style events here in the area. May I ask what exactly defines an incorporated ranch? Will this possibly go into effect for 2021 or 2022? What questions or guild lines but my hold to or ask venue owners on to protect the clients? Can I arrange a talk or attend any discussion groups on this topic?

Sent from my iPhone

From: Kristy Frazier <kristy22frazier@gmail.com>
Sent: Friday, June 11, 2021 9:30 AM
To: Jones, Steven
Subject: Ordinance 927.1

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.

Dear Mr . Jones,

I am writing to express my concern about the impacts that Short Term Rentals are having in Idyllwild and the surrounding areas. I have lived in Idyllwild for 50 years, so I can see the changes that are coming about because of Short Term Rentals up here.
Here are some of my concerns:
1. Cigarette smoking: I never used to see cigarette butts on the streets, but for about a year, when I walk my dog, I see cigarette butts on the streets or on the easements. This is an extreme fire hazard. The renters should have to smoke inside only. I know the owners don't want that, so there should be a specified area outside of the rental that is a safe place for people to smoke. There should be guidelines presented to the renters to the effect that they should not put their cigarettes out on the ground, due to the extreme fire conditions we have up here. Every so often I go around my neighborhood and clean up the cigarette butts, they are toxic, full of chemicals from the tobacco, they can wash into our creeks and waterways and cause pollution.

2. Dog poop: Since the advent of so many Short Term Rentals, there is an increase in the amount of dog poop left on our streets, easements, even people's yards. Some people clean up the poop in a bag, and then leave the bag!! When I am cleaning up cigarette butts I also clean up grocery bags full of dog poop. Renters who bring dogs must be made aware that they have to clean up after their animals!

3. Septic tanks: Many homes up here are on septic tanks that are geared for families.
If renters are allowed to have guests of up to 16 people, that is a lot of toilet flushing, dish washing, showers after hiking, biking etc. Septic lines can become stressed from overuse, tanks can fill and overflow, creating localized pollution. When there is rain or snow that pollution could travel throughout the soil in nearby areas, or make its way to or creeks and natural waterways. Some homes up here are on sewer, but not all of them.

Thank you for working on the Short Term Rental situation, it can have a very negative impact on the aspects that make this area special.

Kristy Frazier
Box 270
Idyllwild, CA 92549

From: Joel Feingold <jbsblownc5@yahoo.com>
Sent: Thursday, June 10, 2021 8:43 AM
To: Brian Tracy
Cc: Jones, Steven; Rodriguez, Sarah
Subject: Re: Ordinance 927.1 Fwd: Great Rates on No Doc Vacation Rental Financing!

Excellent points Brian, plain and simple laid out clearly. Basically this has been one of my major complaints, there's no way to sugarcoat the fact that they are running a commercial enterprise with all that entails in a residential zoned neighborhood.
We see the workers come and go, cleaners, garbage people, repair guys, oversight, it's a constant stream and a disruption to the quiet enjoyment of the premises that we purchased our house for...
All that is obviously on top of inevitable rude and loud short term tenant who while they just came up to have a good time, they do not really care about the disruption they makes since they'll be gone in a day or two…

I agree, things need to tighten up severely!!
Thanks again for your attention to this,
Joel Feingold

Sent from my iPhone

On Jun 9, 2021, at 7:44 PM, Brian Tracy <brianmtracy@gmail.com> wrote:

Steven & Sarah, per my previous email to you both about STR's please see below. Further evidence of STR's as a commercial enterprise. While not addressed to California directly this is what is happening all over the country, including our beautiful mountain communities in Riverside County.

It is abundantly clear that STR's are commercial enterprises in RESIDENTIAL ZONES and a growing business model. Homes being bought, sold and financed based on their STR actual and/or potential income. This is a violation of both our state zoning and CEQA laws and with cars coming and going, parking on neighboring properties and partying until the late hours of the night, ultimately an infringement upon our residents' right to quiet enjoyment. This must be stopped.

I live in the Fern Valley area of Idyllwild and three of the five closest houses to me have all gone STR. STR is an illegal use of property in a residential neighborhood. There are plenty of existing zones of Commercial and Resort Commercial up here in Idyllwild. That is where hotels, motels, cabins, Inns, etc are allowed. Not in neighborhoods. This is why we have zoning.

I urge your staff, the Planning Commission and Board of Supervisors to please make it a priority to eliminate this illegal activity by requiring housing rentals to have 30 day

minimum contracts. This allows owners to legitimately rent their homes to others for residential purposes, but not commercial ones.

I am available to discuss further at your convenience.

Thank you,

Brian M Tracy
55185 Daryll Road
Idyllwild, CA

Begin forwarded message:

From: Dominick Prevete <Dominick@blueskycapitaladvisors.com>
Date: June 9, 2021 at 1:33:16 PM PDT
Subject: Great Rates on No Doc Vacation Rental Financing!

Blue Sky Capital Advisors

30 Year Loans For Vacation Rentals!

Dominick Prevete

908-220-6404 (c)

Dominick@BlueSkyCapitalAdvisors.com

New and Improved Terms For Vacation Rentals!

At Blue Sky Capital, we love to help with financing for vacation rentals, which is why we are happy to share new the news about new lower vacation rental rates. Through our Vacation Rental Program, investors can take advantage of:

- Qualify based on property cash flow; no personal DTI, no tax returns
- Full 30-year terms, no balloons

- LTVs up to 80% for purchases and 75% for cash-out refinances
- Protect your identity by financing through a corporate entity

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Options For New (First Flip) & Experienced Investors

We understand Real Estate Investing. We understand Fix and Flip. We understand Buy and Rent and Vacation Rentals!

Put our skill and experience to work for you.

Tell Us About Your Flip





Vacation Rental Closed 5/11/21

Blue Sky Capital Advisors arranges $1.33MM in funding in Lake Worth Florida for the acquisition of a Vacation Rental Property. No personal income documentation was required in this scenario. We are able to use short term/Airbnb market data to demonstrate rental income value that more than covers the debt. Let us help you build your real estate portfolio!

Blue Sky Capital Advisors is not currently licensed in AK, ND, NV, SD, or VT. Blue Sky Capital Advisors LLC is licensed or exempt from licensing in all other states. Minnesota: This is not an offer to enter into an agreement. Any such offer may only be made in accordance with the requirements of Minn. Stat. §47.206(3). Annual percentage rate may be increased after the fixed-rate period expires. Loans are subject to additional underwriting criteria.

Blue Sky Capital Advisors LLC | Website



Blue Sky Capital Advisors LLC | PO BOX 1717 , Sparta, NJ 07871

Unsubscribe

Sent by dominick@blueskycapitaladvisors.com

From: Brian Tracy <brianmtracy@gmail.com>
Sent: Wednesday, June 9, 2021 7:44 PM
To: Jones, Steven
Cc: Rodriguez, Sarah
Subject: Ordinance 927.1 Fwd: Great Rates on No Doc Vacation Rental Financing!

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I am available to discuss further at your convenience.

Thank you,

Brian M Tracy
55185 Daryll Road
Idyllwild, CA

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> **From:** Dominick Prevete <Dominick@blueskycapitaladvisors.com>
> **Date:** June 9, 2021 at 1:33:16 PM PDT
> **Subject: Great Rates on No Doc Vacation Rental Financing!**

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- LTVs up to 80% for purchases and 75% for cash-out refinances
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Blue Sky Capital Advisors LLC | Website



Blue Sky Capital Advisors LLC | PO BOX 1717 , Sparta, NJ 07871

Unsubscribe

Sent by dominick@blueskycapitaladvisors.com

HIPCAMP



Hipcamp's mission is simple: **Get more people outside.**

Hipcamp, the world's leading provider of outdoor stays, allows campers to find and book tent camping, cabins, RVs, glamping options, and more — everywhere from national parks to family-owned blueberry farms. Hipcamp creates sustainable revenue for small businesses, landowners, and local governments by harnessing the financial power of outdoor recreation.

What is Hipcamp and how does it work?

Hipcamp began in 2013 after a group of friends struggled to find and book a campsite for a local weekend trip. Battling poor information, long reservation windows, and overcrowding on public lands, the idea for Hipcamp was born. Today, Hipcamp Hosts welcome campers in more than 500,000 sites across three countries and in 50 counties across the U.S. Landowners sign up with Hipcamp as Hosts and create a listing that shows the area available to campers, who search by location. Hosts set their own price, campers book and pay for their stay directly through Hipcamp, and hosts keep 90% of the payment. The rest covers credit card fees, insurance, and property protection. Hipcamp has helped people spend more than 3 million nights outside.

How Hipcamp supports local governments and rural communities

- **Local tax revenue:** In 2020, Hipcamp Hosts in the U.S. earned nearly $24 million in revenue. At an average transient occupancy tax of 10%, that would translate to $2.4 million for local governments in taxes remitted
- **Looking to the future:** Hipcamp is growing fast; Hipcamp Hosts in the U.S. are expecting to double their revenue in 2022, meaning local governments stand to raise over $5.1 million in taxes
- **Support for small businesses:** During an average visit, campers who book through Hipcamp spend $300 at local restaurants, cafes, gear shops, farms stands, and more, providing sustainable revenue for small businesses
- **Job creation:** Hosts are job creators — they are employing local community members as cleaning staff, landscapers, gardeners, farm assistants, and more with the revenue brought in via Hipcamp

$24M

In 2020, Hipcamp Hosts in the U.S. earned nearly $24 million in revenue.

Preserving our lands and way of life

- Hipcamp allows landowners to develop sustainable revenue so they can keep their land in the family and avoid sale or subdivision
- Hosts are integral to the fabric of their communities — on average, they've lived in their county for 19 years
- 80% of Hosts characterize their land as agricultural, ranch, farm, or undeveloped
- Hipcamp educates both Hosts and campers on environmental ethics regarding fire management, waste disposal, noise, and leave no trace; by educating recreationalists, we are creating the next generation of land stewards

Shared community values

- Campers are responsible community members looking to connect with nature and avoid crowds. Most campers travel in couples or small groups of family or friends
- Half of all campers have children and use Hipcamp to introduce the next generation to the outdoors
- Hipcamp is a founding member of the Recreate Responsibly Coalition, a group of over 1,000 land management agencies, non-profit organizations, and outdoor recreation organizations working together to keep people, places, and communities safe

$1M per incident liability insurance for every Host.

Responsible camping and trusted services

Hipcamp's main company value is to "Leave it Better." For our community of Hosts and campers, that means being thoughtful neighbors, responsible citizens, and environmental stewards. To live this value, Hipcamp provides:

- $1 million per incident liability insurance for every Host
- Customer support on call for Hosts and campers 7 days per week
- Host Standards that detail our requirements on everything from fire safety and occupancy limits, to quiet hours and tax remittance
- Integration with the National Weather Service to provide valuable, real-time fire advisories to Hosts to help keep our community safe
- Awareness campaigns to pass on environmental ethics and ensure campers know what it means to recreate responsibly

We are here to help

For more information on how Hipcamp can support your community, contact Hipcamp's team via email at policy@hipcamp.com. Hipcamp wants to work with counties to ensure they are responsibly maximizing local benefit from the quickly-growing and powerful economic opportunity presented by outdoor recreation. Our team is here to ensure Hipcamp meets your community's needs.







> Hipcamp has helped us earn some much needed side income to supplement our working ranch. Hipcamp staff are all very helpful and approachable, and they always respond to our inquiries immediately. We are big fans of this service and we can't recommend it highly enough to other landowners like ourselves!
>
> - Jocelyn, Sonoma County, California

> Hipcamp combines community-building with profitable return. Win-win for everyone. I'm ecstatic to be sharing my beautiful land, campers love being here, and I'm able to supplement my income.
>
> – Gary, Shasta County, California

SHORT-TERM ALTERNATIVE STRUCTURE RENTALS
Policy Options - DRAFT

Last updated: 6/3/21

TOPIC	POLICY OPTION
Definitions	● "Short-term alternative structure rentals" includes any site used or intended to be used, let, or rented for camping purposes ● "Camping purposes" includes trailers, RVs, tents, or other temporary sleeping accommodations, including raised campsites with decks, yurts, and canvas tents, or other similar accommodations
Duration of Stay	● Less than 15 consecutive days occupation by a single party ● No limitations or requirements around numbers of days per year
License and Permit Requirement	● Create simple permitting process for "short term alternative structure rentals" ● If permits or licenses are required, ensure fees are tied to staff time for review and inspection and set at a reasonable level (not a significant barrier to entry) ● If a business license is required, ensure license covers the parcel, and separate licenses are not required for different campsites on the same parcel
Application Process	● "Short-term alternative structure rentals" are subject to the same inspections as short-term rentals (STRs) if STR regulations are already in place. Initial and biennial, with fees lower than $250 each time ● Revise the STR application process if already in place and incorporate reasonable changes specific to short-term alternative structure rentals
Owner-occupancy	● Owner does not need to designate the parcel as their primary residence ● See "Call Response"
TOT and Assessment Fees	● Transient Occupancy Tax (TOT) applies to all overnight stays ● Hosts are required to collect and remit taxes ● Tourism Business Improvement District taxes/assessments applicable to commercial campgrounds or RV parks shall also apply to stays in "short-term alternative structure rentals"
Site Density	● Include max number of sites OR people per acre ● Setbacks of 100 feet from property lines for sites
Parking	● Require one parking space for each campsite or RV site
Fire Safety	● Require a safe campfire setup and extinguishment including designated location(s) with appropriate setbacks and educational materials detailing safety expectations ● Hosts shall print and post these fire safety educational materials on their property or otherwise notify guests of these fire safety requirements within no more than 3 days of their guests' arrival ● Must follow and adhere to all local, state, and federal fire regulations or bans in the region ● Short-term alternative structure rentals activities shall be in compliance with local fire codes
Call Response	● Require that the property owner or property manager shall be personally available by telephone on a 24-hour basis ● Require that the property owner or property manager be able to be physically present at the property within one hour in order to respond and remedy calls or complaints
Noise	● Maintain requirements that noise violations are unlawful ● Include an additional requirement for quiet hours between 10PM and 8AM

Trash/ Refuse	● Trash shall be removed from the premises after each occupancy ● Follow all applicable animal-protection trash requirements
Human Waste	● Toilet and shower facilities are not required in “dry camps” ● Sites smaller than 20 acres must provide a human waste management system, including but not limited to a connection to sewer or septic system, a compost or pit toilet, portable toilet, or equivalent

HIPCAMP

Hipcamp in Riverside County, California

Hipcamp's mission is simple: Get more people outside.

Hipcamp is the most comprehensive resource for unique outdoor stays on private and public land. Discover and book tent camping, RV parks, and cabins — everywhere from national parks to blueberry farms.

Hipcamp Hosts are thoughtful neighbors, responsible citizens, and environmental stewards.

- There are currently 57 Hipcamp Hosts in Riverside County.
- The average Host earns about $13,500 per year via Hipcamp.
- On average, Hosts own approximately 19.5 acres of land.
- The average length of stay is 2 nights.
- In the last year Hipcamp hosts in the county brought in over $545,000 in revenue.

Hipcamp creates sustainable income for local landowners and businesses.

- Hipcamp sent more than 11,600 visitors to the county in the last twelve months.
- The average nightly rate to stay at a Hipcamp in Riverside is $65.
- The average camper spends $300 on food, retail, recreation, and transportation services in the community during their trip.
- Hosts paid over $20,500 in ToT to the county in the last twelve months.

Hipcamp is committed to working collaboratively with our Hosts, Campers and their surrounding communities to "Leave it Better."

Please be in touch at: policy@hipcamp.com

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Wednesday, June 9, 2021 12:12 PM
To: Jones, Steven
Subject: Re: Q about timeline for comments on Draft Ord. 927.1
Attachments: Hipcamp factsheet tent.pdf; Short Term Alt. Structure Rentals - Policy Options (model legislation).pdf; Hipcamp in Riverside Co, CA (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven,

Thanks for chatting with me briefly today. Do you have time to connect next week about Hipcamp within the county?

I've attached three things below for your review:
1. A fact sheet about what Hipcamp is and the value we offer to communities as a partner
2. A snapshot of Hipcamp activities in Riverside - happy to provide more information for you
3. Draft language we're using with other counties like San Luis Obispo

I also wanted to send along a breakdown of the kinds of stays our hosts are offering, for context:

- tent or RV sites - 257
- RV or trailer only - 70
- RV or trailer provided 0 17
- cabin - 11
- canvas tent - 7
- yurt - 5

Looking forward to connecting soon,
Micha

On Mon, May 10, 2021 at 8:33 AM Jones, Steven <SJones@rivco.org> wrote:

> Hello,
>
> Thanks for contacting the County of Riverside. The Short Term Rental Ordinance update is expected to be heard by the Planning Commission, and subsequently, the County Board of Supervisors by late summer, 2021. We are currently taking comments on the draft and expect to have the latest draft uploaded to the website within the coming weeks.
>
> Please feel free to comment to be a part of the public record.

Additionally, in response to this email, you'll be notified of the time once a tentative public hearing date is scheduled.

Best,

Steven Jones

Principal Planner

TLMA – Planning

eMail: **sjones@rivco.org**

Phone: (951) 955-0314

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Friday, May 7, 2021 12:40 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Q about timeline for comments on Draft Ord. 927.1

Hi Mr. Jones,

My name is Micha and I am on the Government Affairs team for Hipcamp, a website that allows visitors to book outdoor stays on private land.

I recently became aware of a draft ordinance 927.1 and wanted to know if there is a proposed timeline for public comment or for the Board of Supervisors to take this up.

Would you please let me know if there's a timeline already in place for consideration? If you'd be willing to hop on the phone, I'd love to connect directly about it.

Thanks,

Micha

--

Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers
Pronunciation help for Michal here
HIPCAMP

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County of Riverside California

--
Michal Rosenoer
Government and Community Relations Manager
828 577 3541
Pronouns: she/her/hers

Pronunciation help for Michal here

HIPCAMP

From: Robert Bernheimer <rob@robbernheimer.com>
Sent: Tuesday, June 8, 2021 10:17 AM
To: Jones, Steven
Cc: Flores, Robert
Subject: Re: Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Will staff consider including this recommendation in the version going to public hearing?

> On Jun 7, 2021, at 4:13 PM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Thanks, Mr. Bernheimer, for contacting the County of Riverside and for your comments. The information is being incorporated into the public record and will be available to the decision makers. The County anticipates the public hearings to be held late summer, 2021.
>
> Check the website for updates. https://planning.rctlma.org/Advance-Planning/348UPD.
>
> Please feel free to contact me any time for discussion about your proposed edits.
>
> **Steven Jones**
> ***Principal Planner***
> ***TLMA – Planning***
> eMail: **sjones@rivco.org**
> Phone: (951) 955-0314
>
> **Riverside County Planning Department**
> 4080 Lemon Street, 12th Floor
> Riverside, CA 92501
> <image002.jpg>
>
> ---
>
> **From:** Robert Bernheimer <rob@robbernheimer.com>
> **Sent:** Friday, June 4, 2021 10:33 AM
> **To:** Jones, Steven <SJones@Rivco.org>
> **Cc:** Flores, Robert <rflores@RIVCO.ORG>
> **Subject:** Re: Short Term Rental Ordinance
>
> On behalf of my client AvantStay, attached please find a proposed amendment to the draft Short Term Rental ordinance being considered by the County. We did not believe the current draft ordinance made sense when dealing with ESTATE PROPERTIES - which we have defined at two (2) acres or larger. These properties are set away from other homes, can accommodate all vehicles on-site and generally do not pose the same problems of typical short term rentals. You will see we have created demanding standards for estates that fall in this category with a requirement for constant noise monitoring and 24/7 security patrols, among other things. We hope you will seriously

consider adding this to the ordinance as AvantStay has numerous estates in the Temecula and Coachella Valley areas and these properties are truly part of the fabric of the communities.

Please let me know if you have any questions.

ABOUT AVANTSTAY: "AvantStay is the premier next generation hospitality platform. We are redefining the way in which people travel, transact and invest. AvantStay assures a highly-curated experience customized to guests' needs, using a proprietary tech suite to power bookings, seamlessly operationalize in-field and remote management, and activate authentic and elevated consumer touch points. AvantStay currently operates in over 60 cities, with a drive-to market approach, including 500+ premier properties across their diversified portfolio, and an AUM of more than $1B. In 2019, AvantStay became one of the initial twelve partners of Homes & Villas by Marriott International, and currently offers direct bookings on more than 50 online travel agencies." Avantstay.com

Rob Bernheimer

Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

> On Mar 29, 2021, at 1:24 PM, Jones, Steven <SJones@Rivco.org> wrote:
>
> Hello Rob Bernheimer,
>
> Thanks for contacting the County of Riverside. I see that you have the link from Robert Flores.
> The County's timeline is fluid with the expectation of going to the Planning Commission and Board of Supervisors Summer – early Fall, 2021. Ordinance updates are proposed to:
>
> - Clarify definitions,
> - Add applicability with respect to certificates annual renewal,
> - Regulate outdoor amplified sound,
> - Specify provisions occupancy of multiple dwellings on one lot,

- Require signage and advertising standards.

Feel free to contact me any time for more draft Short Term Rental Ordinance information.

Please also see the draft Short Term Rental Ordinance here (https://planning.rctlma.org/Advance-Planning/348UPD) for comparison to the currently effective Short Term Rental Ordinance.

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

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

<image001.jpg>

From: Rob Bernheimer <rob@robbernheimer.com>
Sent: Friday, March 26, 2021 11:55 AM
To: Jones, Steven <SJones@Rivco.org>; Flores, Robert <rflores@RIVCO.ORG>
Subject: Short Term Rental Ordinance

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.

I understand the County is considering amending its short term rental ordinance. I represent AvantStay, which has estate properties in the Coachella Valley and Temecula areas. I need to come up to speed on the proposed changes to see how they might affect their business.

Can you please send me any draft of the ordinance revision the County is considering as well as a a summary of the process that has occurred to date and timeline for possible future adoption? I'm trying to get my arms around what may be going on.

Thank you. Please let me know if you have any questions.

Rob Bernheimer

<image002.png>

Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

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County of Riverside California

From: Karen Taucher <krntchr@gmail.com>
Sent: Sunday, June 6, 2021 10:21 AM
To: Jones, Steven
Subject: Ordinance 927.1

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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

PROPOSED AMENDMENT

ORDINANCE NO. 927.1
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
REGULATING SHORT TERM RENTALS AND
INCORPORATING BY REFERENCE THE ABATEMENT AND COST
RECOVERY PROCEDURES OF ORDINANCE NO. 725

(FROM DRAFT FOR PUBLICATION NO. 1)

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS

I. The maximum occupancy of a Short Term Rental shall be: two (2) persons per every one (1) off-street parking space provided onsite; one (1) person per every two hundred (200) square feet of building area, excluding garages or other accessory buildings; or sixteen (16) persons, whichever is least.

a. Exception. If a property meets the following conditions, maximum occupancy shall be: (1) person per every two hundred (200) square feet of building area.

i. The Short Term Rental property is two (2) acres or larger; and

ii. The Short Term Rental property is continually monitored for noise in a manner that alerts the Owner or Owner's agent such that if the noise at the Short Term Rental property exceeds the allowable limits defined in Riverside County Ordinance No. 847 regulating noise, the Owner or Owner's agent will respond within 60 minutes of such notification; and

iii. The property is regularly patrolled by private security to ensure guest compliance with the included noise, occupancy and parking regulations of this specific section during the occupancy of the Short Term Rental; and

iv. All vehicles being used during the Short Term Rental occupancy are parked on the Short Term Rental property and no street parking or traffic interference occurs in any way.

From: Robert Bernheimer <rob@robbernheimer.com>
Sent: Friday, June 4, 2021 10:33 AM
To: Jones, Steven
Cc: Flores, Robert
Subject: Re: Short Term Rental Ordinance
Attachments: PROPOSED AMENDMENTS 6-4-2021.pdf; PastedGraphic-8.tiff

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of my client AvantStay, attached please find a proposed amendment to the draft Short Term Rental ordinance being considered by the County. We did not believe the current draft ordinance made sense when dealing with ESTATE PROPERTIES - which we have defined at two (2) acres or larger. These properties are set away from other homes, can accommodate all vehicles on-site and generally do not pose the same problems of typical short term rentals. You will see we have created demanding standards for estates that fall in this category with a requirement for constant noise monitoring and 24/7 security patrols, among other things. We hope you will seriously consider adding this to the ordinance as AvantStay has numerous estates in the Temecula and Coachella Valley areas and these properties are truly part of the fabric of the communities.

Please let me know if you have any questions.

ABOUT AVANTSTAY: "AvantStay is the premier next generation hospitality platform. We are redefining the way in which people travel, transact and invest. AvantStay assures a highly-curated experience customized to guests' needs, using a proprietary tech suite to power bookings, seamlessly operationalize in-field and remote management, and activate authentic and elevated consumer touch points. AvantStay currently operates in over 60 cities, with a drive-to market approach, including 500+ premier properties across their diversified portfolio, and an AUM of more than $1B. In 2019, AvantStay became one of the initial twelve partners of Homes & Villas by Marriott International, and currently offers direct bookings on more than 50 online travel agencies." Avantstay.com

Rob Bernheimer

Rob@RobBernheimer.com
45025 Manitou Drive, Suite 3
Indian Wells, CA 92210
(760) 360-7666 office
(760) 831-5455 mobile

On Mar 29, 2021, at 1:24 PM, Jones, Steven <SJones@Rivco.org> wrote:

Hello Rob Bernheimer,

Thanks for contacting the County of Riverside. I see that you have the link from Robert Flores.
The County's timeline is fluid with the expectation of going to the Planning Commission and Board of Supervisors Summer – early Fall, 2021. Ordinance updates are proposed to:

- Clarify definitions,
- Add applicability with respect to certificates annual renewal,
- Regulate outdoor amplified sound,
- Specify provisions occupancy of multiple dwellings on one lot,
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Feel free to contact me any time for more draft Short Term Rental Ordinance information.

Please also see the draft Short Term Rental Ordinance here (https://planning.rctlma.org/Advance-Planning/348UPD) for comparison to the currently effective Short Term Rental Ordinance.

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

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

From: Rob Bernheimer <rob@robbernheimer.com>
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County of Riverside California

From: ron bethke <rbunome@yahoo.com>
Sent: Thursday, June 3, 2021 5:21 PM
To: Jones, Steven
Cc: Me
Subject: Ordinance 927.1

Principal Planner

Mr. Steven Jone:

We are new homeowners at 38312 Corte Alegria Temecula, Ca 92592.

I am hoping to give/get some input in regards to Short Term Rentals in our area as of this writing we have been at the above address for apron 6 weeks.

I have read over the ordinance 927.1 and have a few concerns with regards to enforcement of known nuisances and/or violations.

1) If a Drone is flying over my backyard hovering over my property/pool area and I see it return to the rental property, who do I call? Also, is this a violation?

2) If two women are standing 120' from my families line of site at the bordering nieghbor fence line pulling up their tops to the group of renters they are with, who do I call? Also, is this a violation?

3) If cars are parked 6-8 along the street in front of the rental, who do I call…I did see this as a violation in the ordinance, however I have no contact owner/operator of the rental to call.

These incedences did happen over the last 3 weeks and we are very concerned.

I am still learning about our area and we love it here but we were not aware of demand in our area with short term rentals and we hope it docent get out of hand.
Another question I have regarding our road being maintained by the residence not the County…can a neighbor get approved for a Short Term Rental without consent of the residence on the private Court street?

Thanks for your time and consideration in these matters.

Ron and Kim bethke
38312 Corte Alegria Temecula ca 92592
(c) 209.815.8632

From: James Kramer <kramer86@pacbell.net>
Sent: Monday, May 31, 2021 5:58 PM
To: Jones, Steven
Subject: Re: Ordinance 927.1

Steven,
Thank you for your reply.

Earlier in May I filed two complaints against 38417 Avenida Bonita.

The first complaint was for rebuilding a structure where a previous barn burned down in February 2021. Unsure, if they filed for proper permits.

The second was for holding wedding events under the new structure. According to one of the neighbors, they stated they had three more wedding to hold yet, and one was held on weekend of May 22. While La Cresta is not zoned for weddings, they continue to hold weddings and other commercial events.

An update on the complaints would be appreciated.

Thank you.

Thanks,
Jim Kramer
kramer86@pacbell.net

On Monday, May 31, 2021, 05:36:08 PM PDT, Jones, Steven <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) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

If you have addresses that need code enforcement attention, please feel free to forward the information.

Steven Jones
(951)955-0314

From: James Kramer <kramer86@pacbell.net>
Sent: Tuesday, May 25, 2021 11:04 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Ordinance 927.1

As residents of the La Cresta POA community, located in the unincorporated Riverside County area, we are strongly opposed to allowing commercial wedding events in this area.

The community is made up of minimum 5 acre parcels. The Association roads are privately maintained by the Association, but are public accessible. In this quiet community, noise travels long distances and

disturbs residents in this peaceful and normally quiet environment. With very limited police services, we rarely see police vehicles in this area that has a very low crime rate. Commercial weddings create a noisy environment, cause congestion on the roadways, and contribute to intoxicated drivers which do not mix well in driving on unfamiliar roads in the dark.

Unauthorized weddings have been an issue up here on weekends with lack of enforcement by the County of Riverside. The guests who rent these venues do not always observe the rules of the association or care about the wildlife in the area. Case in point, we have had venues that have lit fireworks during these wedding celebrations in this high fire area.

Commercial weddings should only be allowed in locations that are properly zoned, properly licensed, and permitted. This is not one of those areas.

We strongly encourage you not to change the current rules.

Jim and Patricia Kramer
38685 Avenida Bonita
Murrieta, CA 92562

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County of Riverside California

From: Deborah Siegmund-Palmer <ddspalmer@msn.com>
Sent: Wednesday, May 26, 2021 12:04 PM
To: Jones, Steven
Subject: Ordinance 927 Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Completed

to whom it may concern:

Governor Newsom has declared a housing shortage within the State of California. Short Term Rentals contribute to the housing shortage since they are rented as vacation rentals and do absolutely nothing to alleviate the housing shortage, but instead increases the housing shortage by removing these dwelling units for the use as long-term residences. Planned Communities with separation between Hotels and Motels which are designed and structured to safely house tourists are being negatively impacted. The Property Owners are the only people benefiting at the expense of the surrounding property owners quality of life. I recommend banning Short Term Rentals in residential areas and instead recommend supporting Hotels and Motels in commercial zoned areas that are inspected and held to specific ordinances that are in place to protect both the customer and general public.

Sincerely,
Deborah Siegmund-Palmer

From: James Kramer <kramer86@pacbell.net>
Sent: Tuesday, May 25, 2021 11:05 AM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

As residents of the La Cresta POA community, located in the unincorporated Riverside County area, we are strongly opposed to allowing commercial wedding events in this area.

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Jim and Patricia Kramer
38685 Avenida Bonita
Murrieta, CA 92562

From: Bruce J Weimer MD <bjweimermd@gmail.com>
Sent: Tuesday, May 25, 2021 9:40 AM
To: Jones, Steven
Subject: Short term rental and wedding venues

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Jones,

My wife and I live in Tenaja. We retired here for the Nature and for the peace and quiet. The proposal to allow short term rentals and wedding venues is horrifying. This encourages party houses and wedding parties with their attendant noise, disruptive behaviors and traffic. Our area has limited street access with only two ways in and out - Tenaja to Clinton Keith or Tenaja to Los Gatos. We have already had frequent speeders, drunk drivers, more than one traffic deaths and fires. During the Santa Rosa Plateau Ecological Reserve fire, both exits were blocked at one point creating a potentially lethal choke point for the residents here. And almost every other weekend the retaining rail at the Tenaja / Clinton Keith junction gets hit by one (and sometimes more) speeding and / or drunk drivers.

The proposed amendments would increase the noise and dangers to the area including increasing the traffic, traffic accidents and potentially fires. Several of the party / wedding venues release Mylar balloons - we find them in our trees... and near power lines. There have also been several recent reports in the news of gender reveal parties using fireworks resulting in fires - and these party venues definity have used illegal fireworks. Since we live in an unincorporated area it's difficult to get law enforcement to act. We're pretty much on our own out here.

I'm afraid that this may already be a done deal, but if I'm wrong, there is no room for compromise - short term rental parties and wedding venue parties must not be allowed in Tenaja.

Sincerely,

Bruce J. Weimer, M.D.

From: Diane Frank <dhfrank@earthlink.net>
Sent: Monday, May 24, 2021 5:41 PM
To: Jones, Steven
Cc: District3 Information
Subject: Re Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

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 5th 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 5th 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, 5th 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 over flowing 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 unto 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

From: Darrell <darrellb@gmail.com>
Sent: Monday, May 24, 2021 8:26 AM
To: Jones, Steven
Subject: “ORDINANCE NO. 927" NO from 32575 Avenida Lestonnac

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Jones

My wife and I got some of the paper work but nothing in there to vote and my wife and I want to vote with a BIG "NO". The real big people are the cars hitting 60-70MPH on Lestonnac and racing off the line at the intersection Butterfield Sage and Lestonnac. When the sheriff puts a deputy on the corner they do not last more than five minutes before they pull someone over for running that stop sign and then they are gone for another 3-4 months. If they camped out there I would bring them lunch and thank them every day for their service. (I actually strongly support the Blue) I work from home and have cameras out in front of my house so I know when they are there and how long they stay. Also since there are so many people that think that Lestonnac is a speedway it is not even safe for our kids to ride their bikes on Lestonnac since they drive so fast and reckless. I live right on the corner and I can hear these vehicles spinning their tires and revving up their engines to speed down Lestonnac or off of the Stop sign line. The stop sign was a huge improvement but there are still accidents there all the time. MY other complaint is that the westside of Butterfield stage is maintained by the City of Temecula and gets street sweepers and I see city workers picking up the trash on that side. On the East side which is Riverside county no Street sweepers and nobody to pick up the trash but me. I have been doing it for the last 4 years and now I have been having the ganeres do it but I would ast least like to see the eastside of Butterfield Sage and Lestonnac get some street sweeping once a month.

Again please don't change the zoning laws. Every neighbor except for Dr. Manfredi has told me they voted NO “ORDINANCE NO. 927".

Thank you
Darrell & Jasmine Bobczynski
8586639483
32575 Avenida Lestonnac, Temecula, CA 92592

From: rdemarti1@aol.com
Sent: Friday, May 21, 2021 10:52 AM
To: Jones, Steven
Subject: "Ordinance 927.1."

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

Input on Ordinance:

Section 8, E: Quiet hours of 8 PM until 7 AM. This affords respect to residents who work, those that need their sleep, medical issues, elderly persons, etc.

Section 8, I: Maximum occupancy is 10 persons. Anything more is a party house

Section 8, K: Pets. Please define what secured on property means. Enclosed fences, on chain/leash, in house, etc? When the rental next door has dogs, they run all over the property and agitate my dogs. We share a see through 3-slat farm fence.

Thank you!

R DeMarti

From: Deborah Wallis <lovesyous2000@yahoo.com>
Sent: Wednesday, May 19, 2021 11:51 AM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I live in Idyllwild. I am concerned about the increase in short term rentals for a few reasons.
I live beside a str and have seen the rental activity increase since pre-covid 100 fold. Many of the renters have been just fine but every now and then there will be the partying groups who play loud music, talk loudly, argue loudly, litter, and squeeze 5 cars into 3 spots. Or the renters who let their dogs run freely and don't pick up poop. All the noise and dogs cause my dog to bark constantly which causes me anxiety.
Another concern I have is the new found lack of long term housing at reasonable prices for our low income residents. This is a repressed town in many ways so those in the service industry cannot stretch their paycheck to afford decent housing like they used to.
I'd like to see some sort of rule where the owners must actually live in their rental 25% or more of the time. I think that would stop the home buying rampage by greedy investors only out to make a buck.
The unit next door to me is a 3 bedroom at $350 a night...plus there are 2 more str on my short private road.
All that increased traffic is causing added wear and tear on the road which isn't maintained by the county. It's up to the homeowners to repair.

Best regards,
Deborah Wallis

From: Dave Kelts <dkelts@gmail.com>
Sent: Monday, May 17, 2021 5:43 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Jones -

I am writing to provide feedback to the draft of Ordinance 927.1. I am a short term vacation owner, I already have a company onsite managing the rental, and have all of the necessary permits required to operate it, and comply with paying taxes to the county.

I have an issue with the requirement in Section 8.M. "The Operator shall post the following information in a prominent location within the Short Term Rental." I believe labeling homes as short term rentals visible from the street will add to home break-ins in unincorporated RIVCO.

While I support most of the other short term rental requirements (needing someone on call, posting good neighbor brochures etc), I do not support requiring signage posted outside someone's homes. Not only does this look bad, it provides targeting information to potential criminals looking to break into homes.

I am a disabled veteran who relies on income from my short term rental in Idyllwild to support myself. I purchased my home in Riverside County and have invested more than $100k in upgrades, fire abatement, to a former home that was a rundown shack. I rely on short term rental income to upkeep my property (inside and out).

While I understand there is a fine balance between short term rental abuse and maintaining a sense of community, there shouldn't be punishment for those of us who have and are abiding by being good neighbors.

I oppose the signage requirement on the exterior of the home. All other proposed items are, in my opinion, logical efforts to maintain order.

Sincerely,
David Kelts
617-396-4989 cell phone

LOBB & PLEWE
ATTORNEYS AT LAW

WRITER'S E-MAIL:
mlobb@lp-attorneys.com

April 5, 2022

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

Re: Recommendations for Short-Term Rental DRAFT Ordinance 927.1

Dear Planners and District Supervisors:

This letter is in regard to the Short-Term Rental DRAFT Ordinance 927.1. Our family lives near a short-term rental (STR) and we are hopeful that strict regulations will be enacted that will limit the noise and problems that STRs are causing. We are not in favor of allowing STRs in Riverside County, but if STRs are to be allowed, then the following regulations should be enacted in order to protect the property rights of the neighboring homes and families:

1. The Maximum Occupancy including non-overnight guests for any STR should be limited to two people per bedroom +1. In addition, the Ordinance should state the following:

Only legally permitted bedrooms shall be used in the above "Maximum Occupancy" calculation. Converted garages, pool homes, offices, or any other attached or detached rooms that were not legally permitted as a residential bedroom at the time of construction shall not be counted as bedrooms.

2. In order to be consistent with the average single-family home in the County of Riverside, the Maximum Occupancy including non-overnight guests for all STRs of any size, with any number of bedrooms should be capped at seven (7) occupants, unless the owner or property manager resides on the same premises in which case the maximum occupancy shall be capped at eleven (11) including the resident property manager or owner. Please note that the average American family size in 2021 is 3.13 persons according to Statista.com, and the average

American Household size is 2.6 persons. More than a maximum of seven occupants is not consistent with single family use. Larger occupancies produce more noise and more annoyances to neighbors.

3. Annual on-site inspections of STRs should be required and performed to confirm bedroom counts, fire safety, noise sensors, and ADA access. Because STRs provide the furniture, clean bed sheets, towels and other amenities, STRs are functioning as hotels. Therefore, an annual fire safety inspection by a County Fire Department inspector should be performed in order to ensure that there are adequate fire extinguishers and fire safety precautions in place including functioning smoke alarms and carbon monoxide alarms. ADA access must be provided consistent with what other hotels are required to provide. An annual general inspection including a bedroom count should also occur.

4. Short-Term Rentals are functioning as businesses. They advertise their businesses on the internet, accept payment online via credit cards, and they pay a Transient Occupancy Tax (TOT) to the County of Riverside. All other real-estate based businesses such as hotels and commercial shopping centers are required to provide ADA access. Therefore, short-term rentals must provide ADA access as required by the federal Americans with Disabilities Act (ADA). Otherwise STRs would be in violation of federal ADA law.

5. The County of Riverside shall provide a 24-hour complaint hotline operated seven (7) days each week, 365 days each year. Records of all complaints regarding any STR should be permanently recorded at the County of Riverside, and such information shall be readily available in writing to the public upon written request. Any short-term rental that receives three (3) complaints within a twelve (12) month period shall have its STR certificate revoked and shall not be eligible for renewal.

6. If the owner of a short-term rental desires to host an event, then that event should require a Temporary Event Permit from the County of Riverside, and each STR should be limited to a maximum of one event per calendar year.

7. The minimum rental should be for three (3) nights.

8. The minimum age to rent a short-term rental should be 25 years of age. Please note that in California a person must be at least 25 years of age to rent a rental car.

9. Any property manager or property owner that manages a short-term rental must be a certified property manager. The person who manages the property must live within 30 miles of the short-term rental so that they can personally respond to a complaint if the designated occupant is not readily available by telephone.

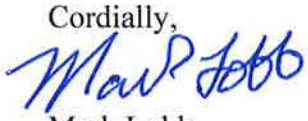
10. With regard to on-site parking, all STR parking must be on-site and limited to no more than three (3) cars/vehicles that can be seen from the street. Street parking is not allowed.

11. A minimum fine of $1,000 (one thousand dollars) per occurrence should be imposed upon any STR that violates any portion of the STR Ordinance. Any non-certified STR should be fined, shut down immediately, and the owner permanently excluded from obtaining a STR certificate in the future.

Short-term rentals inside of residential neighborhoods became "legal" because various attorneys argued that STRs are consistent with single-family use. Occupancies of 15, 20 or 25 occupants are not consistent with single family use. That is why the Maximum Occupancy for all STRs of any size, with any number of bedrooms should be capped at seven (7) occupants.

Noisy outdoor gatherings on a daily or weekly basis are not consistent with single family use. Larger gatherings produce more shouting, more outdoor activities, more noise, and more annoyances for neighbors. Neighbors cannot enjoy their own back yard when there is constant daily and/or nightly noise coming from the STR next door. Neighbors have property rights too, including the right to quietly enjoy their own homes and outdoor areas without being frequently annoyed by activities and noise coming from a short-term rental next door or nearby. For all of the above reasons, the maximum STR occupancy must be capped at seven (7) occupants.

Cordially,



Mark Lobb

ML/er

BUSINESS (STORMWATER) REGISTRATION

RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pusuant to the provisions of the RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

Business Name: Birrieria Little Tijuana
Business Location: 12702 Magnolia AVE
Riverside CA 92503

1st Owner Name: Jose Nieves Vazques
2nd Owner Name:

Birrieria Little Tijuana
1230 Rosemary CIR
Corona CA 92879

Registration No. BRPC210158

Business Type: 722513- Fast Food Restaurant
Description: Fast Food Restaurant

Effective Date: February 24, 2021
Expiration Date: February 24, 2022

TO BE POSTED IN A CONSPICUOUS PLACE **NON-TRANSFERABLE** **THIS IS NOT A LICENSE TO CONDUCT BUSINESS**

County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH
www.rivcoeh.org

From: Jack Steubens <jacksteubens@gmail.com>
Sent: Monday, May 17, 2021 12:07 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am a resident in Pine Cove, CA near Idyllwild CA.

Each weekend I listen to the people renting the local airbnb house scream and shout / play music late into the night.

Apart from calling the police I don't have any way of protesting this.

Is the hill a place zoned for commercial use?

If there was any change in the ordinance I would say that any airbnb owner must live in the neighborhood of their rental.

Corporations are buying up multiple properties to rent up here. They have zero accountability from turning this national park into 'party mountain'.

Please give the people who live up here, the chance to have a community and not live in a giant hotel.

Airbnb rentals are a large part of the reason you cannot find a long term rental up here and why house prices are going through the roof.

Thank you

Jack Steubens
Pine Cove, CA

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Monday, May 17, 2021 2:27 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Jones, I am writing as a resident of Idyllwild and also as a former resident of Palm Desert. I have seen what short term rentals can do to neighborhoods like the one I currently live in because I saw in the desert what it did to the neighborhoods there. That is why many cities in the Coachella Valley have either strictly limited or prohibited them in just these past few months.

First of all they are a commercial use in a residential zone and are thus an illegal use. When houses are being advertised, rented and sold as STR's for their income potential that is a commercial use. The main reason we have zoning laws and general plans as I'm sure you are aware is to keep commercial and industrial uses in designated areas away from where people reside. People in their homes have what the law refers to as "the right to quiet enjoyment". This right is currently being violated in many neighborhoods up here in Idyllwild due to STR's.

Second, STR's bring added vehicular traffic, noise and smog to neighborhoods without the required CEQA review that a commercial project might require. By reliable estimates there are now over 300 STR's in our small community of Idyllwild/Pine Cove. With an average of say two beds per STR that is over 600 rental rooms or about six 100 room hotels. That is significant. That is a problem.

Third, our small community does not have 24/7 access to police patrols like many other communities do. Thus, the burden to control excessive, late partying and noise is placed squarely on the residents who want peace and quiet in their neighborhoods. That is not right nor just.

So for all these reasons and more I implore the county to either ban STR's outright by making homeowners have a minimum 30 day (i.e., month to month) rental contract for their homes and/or put in place significant controls and fines for those who own homes and do not screen or monitor who rents them and what kind of behavior results from that rental unit. Controls and fines with "teeth" that can be enforced.

Thank-you,

Brian Tracy
55185 Daryll Road
PO Box 447
Idyllwild, CA

From: Forest Realty <gary@forest-realty.com>
Sent: Monday, May 17, 2021 1:48 PM
To: Jones, Steven
Subject: ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

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.

--
Your Real Estate Broker For Life!
Gary Agner
Forest Realty
Direct 951-659-5275
www.Forest-Realty.com
BRE#01379227

Check out my reviews on 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

From: Paul Chamberlain <pdchamberlain@sbcglobal.net>
Sent: Saturday, May 15, 2021 6:47 AM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Steven,

I am writing regarding Short Term Home Rentals (STR) in Riverside County. I live in Temecula Wine Country.

Our area has had a disturbing number of homes purchased by investors to be STRs. It is an insult to people that live here and chose the tranquil lifestyle of rural living. Most of these homes are rented for parties/celebrations and attendees come to clearly let loose. The renters have very little regard for neighbors being playing loud music that can be heard several properties away and cheering/yelling with does the same. Further, our streets are not wide enough to accommodate all of the cars that come for the parties. The cars are a nuisance, danger to other traffic, and a fire hazard as fire trucks could not access homes properly if needed. The renters come and go, but the neighboring home owners deal with the STR nuisance every week and especially on weekends when it is our time to relax.

Our elected and other government officials need to protect the residents of Riverside County that live on our properties. Many of the STR home owners don't even live in Riverside County. STRs are just a business for them. They could care less about people living near their STRs.

Within a half mile of my home, an STR owner that owns many home for STR in Wine Country, brought in a mobile office trailer to one of his properties that sits on a main road in Wine Country. He used this office to run his business and STR tenants would come to this trailer to get checked in, get keys, etc for their STR in the area. The STR owner essentially set up a commercial business on a residential property/neighborhood with his customers coming/going 7 days a week.

The area has plenty of hotels for tourism.

My request is that homes cannot be used for STR. If a homeowner that occupies their property wants to rent a bedroom to a maximum of 2 people, I could live with that. This would eliminate the parties that have made neighbors fed up. Otherwise, STRs are diminishing our opportunity to leave in peace in Riverside County.

Regards,

Paul Chamberlain
42280 Calle Lagartija
Temecula, CA 92592

From: Mark Baker <shknbk13@hotmail.com>
Sent: Friday, May 14, 2021 1:53 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Jones,
We have STR's on our unincorporated property and support registration and common sense regulation. Note that we had submitted the form and fee in late 2019, but had them returned to us in March 2020 without explanation. After several phone attempts to contact someone, we were finally informed that registrations were not being accepted due to the office being impacted by COVID and that we would hear back as to when we can resubmit. Can we assume that time is now??
In closing, we have noted the heavy handed manner in which Temecula arbitrarily shut down STR's in that city and hope regulation can be put in place that doesn't punish the 99 upstanding hosts because of 1 irresponsible host.
We look forward to your response and thank you for your involvement in this process...

Clear, Dark Skies...

Mark Baker
951-691-0101
KN6CQR
President, Temecula Valley Astronomers
Solar System Ambassador, NASA / JPL
Docent, CalTech Palomar Observatory
Citizen Scientist, PDCO

From: Lisa Kubin <legomom27@gmail.com>
Sent: Friday, May 14, 2021 12:58 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
My name is Lisa Kubin and I have lived in the unincorporated area near the wineries in Temecula. We have lived in our home since 2009 and have truly enjoyed being out in the city. We have a 5 acre parcel and most of our neighbors have similar parcels. A year and a half ago the property next door was purchased and is being used as a short term rental. The enjoyment of our home has been completely compromised by this invasion. We live off a dirt road where there is very little unnecessary traffic. No one comes up our dirt road unless they have to. The increased traffic and unknown vehicles coming and going on a road that I have paid to maintain for the last 12 years is frustrating to say the least. The noise is unbearable some nights. We can no longer sleep with our windows open because of the yelling and music at this rental. There have been music concerts, people trespassing on our property, empty bottles and cans on our property,as well as yelling and who hoooing until all hours, people urinating outside on the property in clear view and I even have to pay Waste Management an extra $50 a month to lock our dumpster because the guests think it is there for their use. If I was staying at a hotel, resort, or campground I could call and complain and the situation would be handled. However, I am helpless to do anything to control these violations to my happiness and enjoyment of my home. I think that this is truly a smack in the face to all the homeowner's who pay property taxes and an additional 1% sales tax on everything we buy because our address is a Temecula zip code. As I understand for neighbors I have it easy compared with some of the horrible goings on that they have had to deal with. I would also like to add that the property is run by the owner so they live there and allow this disrespect for their neighbors and basically that is what it amounts to entitled individuals who don't care about anyone else. I would never let anyone staying in my home yell and scream and play loud music that would disturb those that live around me.

I am asking that something be done to give the homeowners some kind of power to preserve their enjoyment of their own homes. A hotline is completely unhelpful. Our police officers are stretched to the limit as it is and have much more important things to handle without having to shut down what equates to house parties all over town.

Please help the homeowner's who provide the tax base and contribute to the county rather than using homes as party rentals.

Finally, I would like to add that I am a small business owner in the city of Temecula that employs 5 people and I run my business in an area designated and zoned for business operation.

If you wish to contact me I am happy to discuss any of this. My email address is legomom27@gmail.com and my cell phone number is 248-798-9779.

From: Tiffany Luisi <tiffanynluisi@yahoo.com>
Sent: Thursday, May 13, 2021 8:59 PM
To: Jones, Steven
Subject: Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Mr. Jones,

Please do not ban short term rentals within county maintained limits. Most HOA's have taken action and are requiring owners to live on property of an str. The banning of these will drop tourism and income within temecula as well as hurt the homeowners who have made this part of their livelihood. Not to mention the wedding and events industry that has beyond struggled throughout covid and are just starting to make a comeback; this would be detrimental to the industry.

If you have any questions or need any clarification, I would be happy to speak with you.

Blessings,

Tiffany

Pardon any spelling mistakes
Sent from my iPhone

From: jposey4564 <jposey4564@aol.com>
Sent: Thursday, May 13, 2021 6:55 PM
To: Jones, Steven
Cc: jposey4564@aol.com
Subject: Ordinance 927.1."

Follow Up Flag: Follow up
Flag Status: Completed

I have read the ordinance I do not have bed and breakfast at this time I have been thinking about doing it but after reading this ordinates you're taking my rights away to do what I want to on my own property I do not agree with this this is wrong in so many ways. I understand there have been some problems with some B & B's but from the looks of things on this draft you are punishing the people that have done nothing wrong with your ideas to try and control the problem, create more taxation, force owners to stay available for 24 hours, If I wanted to live in a communist country I would have moved to one.

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

From: Dorian Paul <doriancpaul@outlook.com>
Sent: Thursday, May 13, 2021 12:07 PM
To: Jones, Steven
Subject: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Jones,
With reference to Ordinace 927, we have never received any notification from the owner that he was going to do short term rentals of his house.
Please see below, correspondence that I have had prior about this rental property. I am the only neighbor complaining at this time, as the house on the other side of the rental is still being rebuilt due to the Cranston Fire
I have asked the Owner to build a Soundwall Fence between our property and his, but this has not been done.
Every time we have had to call the Sherriff's office because of excessive noise. Going forward, the owner and management Co should be fined, and after 3 times, the Short Term Rental permit should be revoked.
Living in Idyllwild, we have never locked our doors or our cars, until now. We never know who is going to be at this rental, so we have to lock our doors, lock our cars, and I had to buy locks for my equipment sheds.

Regards

Dorian Paul
951 659 2568

Business Email - dorian@corniche.com

From: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Sent: Thursday, April 29, 2021 8:53 AM
To: Dorian Paul <doriancpaul@outlook.com>; Hildebrand, John <JHildebr@RIVCO.ORG>

Cc: Bealer, Brian D. <BBEALER@RIVCO.ORG>
Subject: RE: Ordinance 927

Thanks for the update. We will work with the Sheriff to validate your complaint. The evidence obtained will determine if a Notice of violation can be issued. We will seek revocation if the location continues to violate their permit agreement. Citation can drag out the process with the ability of appeal.

Sr. Officer Bealer will be the case agent.

Respectfully,
Manuel A. Acueto
Supervisor-
Special Funding Unit/South County Field Operations
Riverside County Code Enforcement
Follow us on Social Media!

How are we doing?

From: Dorian Paul <doriancpaul@outlook.com>
Sent: Wednesday, April 28, 2021 5:14 PM
To: Acueto, Manuel A. <MACUETO@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: Re: Ordinance 927

Hi there
Once again we had to call the Sheriff's office for a noise violation last Friday April 23 at 1125p
This is the 4th time we have had to call the Sheriff. Has the Property owner been Fined at all ?
Is there no legal recourse that we have to close down this Rental Property ?

Regards

Dorian Paul
951 659 2568

Business Email - dorian@corniche.com

From: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Sent: Thursday, March 25, 2021 2:51 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Dorian Paul <doriancpaul@outlook.com>
Subject: RE: Ordinance 927

Afternoon Mr. Dorian thanks for notifying Code of this violation. The location currently has a permit to operate as a short term rental. You're right, in call the Sheriff's Department regarding any unruly party at the location. Code Enforcement will be opening a case for the violation of their conditions of the issued permits. In the mean time, I will be sending the an advisory notice, notifying the property owner of the current situation.

Respectfully,
Manuel A. Acueto
Supervisor-
Special Funding Unit/South County Field Operations
Riverside County Code Enforcement
Follow us on Social Media!

How are we doing?

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Monday, March 22, 2021 9:51 AM
To: Dorian Paul <doriancpaul@outlook.com>
Cc: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Subject: RE: Ordinance 927

Dorian – Planning is in the process of preparing the Short Term Rental Ordinance amendment for public hearings. We are tentatively looking to take it forward to a May Planning Commission and Board of Supervisors hearing after that. In addition to the Ordinance we are looking at a comprehensive overhaul to the program county-wide. Please refer to the County's planning website for the latest information:

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

I'll defer to Code Enforcement for any status update related to the specific property, cited below.

Thank you,

John Earle Hildebrand III
Planning Director
eMail: **jhildebr@rivco.org**
Phone: (951) 955-1888

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

From: Dorian Paul <doriancpaul@outlook.com>
Sent: Saturday, March 20, 2021 12:05 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Subject: Re: Ordinance 927

Hi there
I would like to know if they has been any update to the Air BnB regulations
I have called the Hotline 4 times to request that the house next door has the proper permits to be an AirBnb, and each time I am told someone will call me back, and no one ever has.
If you can help, I would appreciate it. The house address is 53355 Deerfoot Lane, Idyllwild 92549
I would also like to know if there is any legal recourse we can take, as this has become a very stressful situation for us, as we never know what is going to happen when new renters turn up every 2 or 3 days.

Regards

Dorian Paul

951 659 2568

Business email dorian@corniche.com

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Thursday, November 19, 2020 2:26 PM
To: Dorian Paul <doriancpaul@outlook.com>
Cc: Acueto, Manuel A. <MACUETO@RIVCO.ORG>
Subject: RE: Ordinance 927

Thank you for your comments. We are in the process of establishing a comprehensive overhaul to the County's Short Term Rental Ordinance and program management. I'll pass this onto Code Enforcement for a follow-up.

Regards,

John Hildebrand

From: Dorian Paul [mailto:doriancpaul@outlook.com]
Sent: Thursday, November 19, 2020 1:50 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: Ordinance 927

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Hi there
I was given your contact Info by Andrea. We have never been given any Notification by the Rental Co, (827 ?) and as far as we are aware, the Renters are never given the Good Neighbor Brochure, (847) as they check in remotely, using a Key Pad on the front door to access the property.

How can we find out if they have current permits to rent out the property ?

We had to call the Sheriffs Office 3 times in the last 4 weeks because of Partying by different renters
I would like to see a fine levied against the renters, and a substantial fine levied against the Property owners/Management Co if the Sheriffs have to be called out to the same address more than one time

Regards

Dorian Paul

951 659 2568

Business email dorian@corniche.com

From: Mares, Andrea <AnMares@Rivco.org>
Sent: Thursday, November 19, 2020 11:55 AM
To: doriancpaul@outlook.com <doriancpaul@outlook.com>
Subject: Re: Riverside County District 3: Contact Form submission: AirBnB

Good morning Mr. Paul,

Thank you for reaching out to Supervisor Washington's Office regarding your frustrations with short-term rentals in the unincorporated areas of Riverside County. The Supervisor share your concerns about problems with short-term rentals. Accordingly, he initiated a revision of Riverside County's Short-Term Rental Ordinance several months ago to put in place the necessary rules and restrictions. The proposed draft is attached herein and we would greatly appreciate your input as we revise this ordinance. We are looking for your thoughts as to what should be included or excluded in the revised ordinance. **Please**

reach out to John Hildebrand, Deputy Director of TLMA – Planning, with comments regarding the item through email at jhildebr@rivco.org as soon as possible. Be sure to include "Ordinance 927" in the subject line. It is currently anticipated that we will bring the revised ordinance before the board for approval sometime in early 2021. More information about this process and other ordinances that are in revision-mode can be found at https://planning.rctlma.org/Advance-Planning/348UPD.

I have also attached the Good Neighbor Brochure for Short-Term Rentals, which includes the 24/7 Short-Term Rental Hotline Number (800) 228-5051 where violations of the rules outlined in the brochure can be reported. Please let me know if you have any additional questions.

Regards,

Andrea Mares
Board Assistant to
Supervisor Chuck Washington
Third District, Riverside County
P: 951-955-1030 / E: anmares@rivco.org

From: doriancpaul@outlook.com <doriancpaul@outlook.com> on behalf of Dorian C Paul <doriancpaul@outlook.com>
Sent: Saturday, November 14, 2020 10:58 AM
To: District3 Information <D3Email@RIVCO.ORG>
Subject: Riverside County District 3: Contact Form submission: AirBnB

Submitted on Sat, 11/14/2020 - 10:58
Submitted values are:
Your Name
Dorian C Paul

Your Email
doriancpaul@outlook.com

Subject
AirBnB

Message
The house next door to us 53355 DeerFoot Lane, in Idyllwild, has become a short term AirBnb rental. We have had to call the Sheriff's office 3 times in the past month because of parties going on at the house after midnight. I would like to know what rights I have as a Homeowner to shut this rental down. My phone # is 951 659 2568

-- This e-mail was sent from a contact form on Supervisor Chuck Washington - Riverside County District 3 Supervisor (http://supervisorchuckwashington.com)

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County of Riverside California

From: Steve Shaw <sshaw247365@gmail.com>
Sent: Thursday, May 13, 2021 10:12 AM
To: Jones, Steven
Subject: Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Completed

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Trash. Traffic. Enough!

Dear Principal Planner Steven Jones,

I live on McGovern Road in Pine Cove. It's a private dirt road, used to provide access to a handful of residents. I bought my home in 1990 because it is quiet and provides a sense of privacy. Those qualities have been markedly diminished since a short-term rental opened at the top of the road. The renters have increased the traffic on McGovern a lot, and constantly throw their trash along it. I try to pick it up, but it seems to be a loosing battle.

Since McGovern is private, it is up to the homeowners who live on it to maintain the steep dirt track. Although the address of the rental is on Fernland Dr., the mobile home actually fronts on McGovern. The owners of the short-term rental do nothing to help, although they are the only ones making money by having a house on it.

The name of the place is The Red Door. It's very easy for someone to rent it out; it's listed on Airbnb. All you have to do is Google "The Red Door Idyllwild." But contacting the actual owner to see if these problems can be addressed is another matter. It's not available on the website, nor is there any sign anywhere around the property with this information. According to the Airbnb listing, the owner's name if Jeremy; He invites his renters to "opt for an off-road adventure" - in my front yard!

Please do whatever you can to help me, and others in a similar situation, get out of this mess.

Best regards and good luck,

Steve Shaw
sshaw247365@gmail.com

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Tuesday, May 11, 2021 6:38 PM
To: Jones, Steven
Subject: Re: County of Riverside Short Term Rental Update

Follow Up Flag: Follow up
Flag Status: Completed

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Sounds great! I'm going through the draft ordinance now and would it be possible for you to send me a link to ordinance 348?

I'm also working with Sky Valley Resort to understand the issues they are having with being able to allow short term rentals and it seems they have run in to quite a few brick walls because their unique setup leaves them falling through the cracks and unable to get certifications. I'm hoping to work together with you to change some terms to be able to either get certifications in their name or allow the individual owners of the homes on their lots to get certified. There are a lot of other similar resorts in the area, so this may benefit all of them.

Many many other cities and municipalities certify mobile home owners who are on leased land so I believe we can find a way and there are hundreds of such properties in Riverside county currently paying transient lodging taxes to the county. If all of those were to go away, that could be massive lost revenue for the county not to mention it would flood the market with homes for sale, dropping home values which could impact real property even though these technically aren't. They still get listed on the MLS. It is also a big economic impact to the homeowners which could then create additional strain on the economy. It seems to be in the best interest of both county and the resorts to be able to offer certifications to each separate mobile home on leased land.

Anyway, I'm doing my due diligence and will be sending over my feedback on the draft ordinance, but I'm hoping we can work together to remedy this in a way that works for both the county and the resort and possibly for me to consult your STR department to create a program that fits the needs of the county.

I look forward to working with you!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

On May 10, 2021, at 8:04 AM, Jones, Steven <SJones@Rivco.org> wrote:

Thanks Marilynn,

Great website. I'll share with management as I believe it may be worth a conversation to release an adequate request for services to anyone who may be qualified to manage the County's short term rental program.

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

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
<image006.jpg>

From: Marilynn Taylor <me@marilynntaylor.com>
Sent: Friday, May 7, 2021 12:53 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: County of Riverside Short Term Rental Update

Hi Steven,

You can see below what I do by clicking on my website,
or instagram.com/marilynntaylor

Thank you so much for sending that along. Looks like park models will still be excluded from the certification requirement going forward. I'll share what we talked about with the group later today.

Thank you so much!

Sincerely

Marilynn Taylor
DIY Interior Design & Vacation Rental Educator
The TAYLORED HOME
www.MarilynnTaylor.com

Get on the waitlist for my digital course BNB Listing Mastery!
www.MarilynnTaylor.com/waitlist

<image002.png><image003.png><image004.png><image005.png>

On May 7, 2021, at 12:41 PM, Jones, Steven <SJones@Rivco.org> wrote:

FYI –
https://planning.rctlma.org/Advance-Planning/348UPD
https://planning.rctlma.org/Portals/14/Ord_No_927DraftforPublication_1.pdf

STEVEN JONES, AICP | **Principal Planner, Development Review**
Pronouns: he/him/his
County of Riverside Transportation and Land Management Agency - Planning
4080 Lemon Street, 12th Floor | Riverside, CA 92501
Phone 951.955.0314 | Main 951.955.3200
https://planning.rctlma.org
<image001.jpg>

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County of Riverside California

LOBB & PLEWE
ATTORNEYS AT LAW

March 17, 2021

Sent Via U.S. Mail & Email: district3@rivco.org
Honorable Chuck Washington
Supervisor, Riverside County District 3
4080 Lemon St., 5th Floor
Riverside, CA 92501

Re: Short Term Rentals County of Riverside, and the Amendment to Ordinance 927

Dear Honorable Chuck Washington:

Our firm represents clients strongly opposed to the operation of a short-term rental within 1,000 feet of any school or public park. Our clients recommend the following language be added to the amended Ordinance 927.1 as follows:

Short-term rentals are not allowed within 1,000 feet of any school or public park.

Our clients feel very strongly that our first priority as parents and responsible citizens of Riverside County should be to protect the health, welfare and safety of our children. Below please find a brief summary regarding the reasons short-term rentals should not be allowed within 1,000 feet of a school or public park.

1. Occupants of short-term rentals are generally people who are on vacation. In the wine country area, such occupants are likely to participate in wine tasting and other events in wine country that involve alcoholic beverages. Therefore, the establishment of a short-term rental within 1,000 feet of a school or public park increases the risk that a child or parent would be injured by a vehicle returning from lunch or wine tasting in the wine country area.
2. Short-term rentals cannot and do not screen every occupant. One person may sign the rental agreement, however one-or more guests at the short-term rental could easily be

pedophiles or violent felons whose intentions could be harmful to children. No parent would choose to send their child to a school or public park where such a situation exists.

3. Outdoor music emanating from short-term rentals could be disruptive to classroom instruction at a school, and distasteful to parents and children at a public park.
4. Even though Ordinance 927 states occupants of short-term rentals must park their vehicles on-site, occupants of short-term rentals frequently utilize street parking. Such street parking interferes with the normal flow of traffic near schools and public parks.
5. Short-term rentals are basically single-family residences that have been converted into a hotel. Hotels should not be located near a school.

Please protect the health, welfare and safety of our children. Please amend ordinance 927 so that short-term rentals are not allowed within 1,000 feet of any school or public park. Thank you very much.

Sincerely,

Mark Lobb,
Lobb & Plewe, LLP

PETITION TO CEASE AND DESIST

PETITION TO CEASE AND DESIST THE OPERATION OF THE SHORT-TERM RENTAL LOCATED AT 32789 AVENIDA LESTONNAC, TEMECULA, CA. 92592. MY SIGNATURE BELOW CONFIRMS THAT I AM OPPOSED TO ANY SHORT-TERM RENTAL THAT IS LOCATED WITHIN 1,000 FEET OF ANY SCHOOL OR PUBLIC PARK WHERE CHILDREN ARE KNOWN TO CONGREATE.

FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Sister Ernestine Velarde, ODN	32650 Avenida Lestonnac Temecula, CA. 92592	Sister Ernestine Velarde odn
Sister Zina Onoro, ODN	32650 Avenida Lestonnac, Temecula CA. 92592	Sr. Zina Onoro ODN
Sister Rosario, Soto Odn	32650 Avenida Lestonnac, Temecula CA. 92592	Sister Rosario Soto odn
STEPHEN J. MANFREDI	32727 AVENIDA LESTONNAC TEMECULA CA 92592	
Jennifer Manfredi	32727 AVENIDA LESTONNAC TEMECULA, CA 92592	
Mike Cachat	41504 Avenida Bordeaux Temecula CA 92092	
Mary Cachat	41504 Avenida Bordeaux Temecula CA 92592	
Achala Doraiswamy	32831 Avenida Lestonnac Temecula, CA 92592	
Arul Doraiswamy	32831 Avenida Lestonnac Temecula, CA 92592	
MICHAEL DUGAN	32905 AVENIDA LESTONNAC TEMECULA CA 92592	
RENATE DUGAN	32905 AVENIDA LESTONNAC TEMECULA, CA. 92592	Renate Dugan
SCOTT BAKER	41570 AVENIDA BORDEAUX TEMECULA CA 92592	
Tonya Baker	41570 AVENIDA BORDEAUX TEMECULA CA 92592	
DEANNA WHEELER	41570 AVENIDA BORDEAUX TEMECULA CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
CHRISTIE HAUGH	41519 AVENIDA BORDEAUX TEMECULA, CA 92592	C. Haugh
Shannon Ortiz	32665 Avenida Lestonnac Temecula 92592	
Paul Ortiz	32665 Avenida Lestonnac Temecula CA 92592	
Kristen Ortiz	32665 Avenida Lestonnac Temecula CA 92592	
Jessica Ortiz	32665 Avenida Lestonnac, Temecula CA, 92592	Jessica
DONALD JONES	32921 AVENIDA LESTONNAC, TEMECULA 92592	
Dawn DiPietro	32921 AVENIDA LESTONNAC Temecula 92592	Dawn DiPietro
LINDA WEYER	44741 Kit Ct TEMECULA CA. 92592	Linda Weyer
Jaime Serrano Sr	32945 Avenida Lestonnac Temecula CA. 92592	07/12/2020
Paula Serrano	32945 Avenida Lestonnac Temecula CA. 92592	
DANIEL LEKALT	32993 AVENIDA LESTONNAC	
Mark Lobb	32938 Avenida Lestonnac	Mark Lobb
William Lobb	32938 Avenida Lestonnac	
MARISSA E. MANFREDI	32727 AVENIDA LESTONNAC TEMECULA 92592	Marissa E Manfredi

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Kristen Mora	32650 Avenida Lestonnac	Kristen Mora
Vonny Bogan	41835 Camino de la Torre, Temecula CA 92592	Vonny Bogan
Amy Vu	39743 Princeton Way Unit A Murrieta, CA 92563	
Jennifer Butler	45320 Escalon St Temecula 92592	
Jasmine Woodbury	44590 Camino Gonzales Temecula 92592	
Erna Cortez	40255 Chaparral Drive Temecula CA 92592	Erna Cortez
Sofia Almanza	40446 Old Castle st Murrieta Ca 92563	
Silvia Alvarez	41840 Davenport way #D Murrieta	
Maria Rincon	2813 Mountain Avenue Perris, CA 92570	
Maria Olsaue	43299 ALTO DR HEMET CA 92544	Maria G. Olsaue
LINCOLN NGUYEN	39743 PRINCETON WAY, A MURRIETA, CA 92563	
Michael Pascual	1156 Moreno Way Placentia, CA 92870	
JAMES Corbitt	29465 Rancho California Rd #329 Temecula, CA. 92591	
ART. VEGA	40791 MARZI CT TEMECULA CA 92591	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
GARY MCKAY	31364 CANTERBURY CT TEMECULA, CA. 92591	Gary McKay
MARTHA MCKAY	31364 Canterbury Ct Temecula Ca 92591	Martha McKay
Kristin Quintanilla	41575 Avenida Bordeaux Temecula, CA 92592	Kristin Quintanilla
Gabriel Quintanilla	41575 Avenida Bordeaux Temecula, CA 92592	
ERIC JACOBSON	41519 AVENIDA BORDEAUX TEMECULA CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Alyssa Wichterman	41295 Pioneer Lafitc 92591	
Esperanza Villa	30334 Twain Dr. Menifee CA 92584	
Maglyn Camacho	40407 Wgasa Pl. Temecula, CA 92591	Maglyn Camacho
Anuitte Dutton	45600 HWY 79 Aguaga, CA 92536	Anuitte G Dutton
Ted Dorr	32650 Ave. Lestonnac 92592 ~~9272~~	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Daniel Lamb	32965 Avendia Lestonnac Temecula, CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
REBECCA HEINLEIN	31344 CANTERBURY CT TEMECULA 92591	
BILLY HEINLEIN	31344 CANTERBURY CT Temecula 92591	
JAMES ALLMON	41950 CALLECABRILLO Temecula CA 92592	
SEAN WHITESIDE	36250 Enterprise Ct Temecula CA 92592	
Jose Bautista	29532 Courtney Pl Temecula Ca 92591	
Nancy Martinez	29532 Courtney Pl Temecula Ca 92591	
Albert Smith	31364 CANTERBURY CT TEMECULA CA 92591	
SUZANNE LAMARCHE	31799 CORTE POLLENSA TEMECULA CA 92591	
TERI SAWDEY	31078 SPOON CIR TEMECULA CA 92591	
Arthur & Allen	41721 Calle Cabrillo Temecula, CA. 92592	
Mariane Allen	41721 Calle Cabrillo Temecula, CA 92592	
SHIRLEY GARRETT	41955 Calle Cabrillo Temecula, Ca 92592	
Sheree Meyers	44757 Tehachapi Pass Temecula, CA 92592	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Cheryl Rice	Temecula CA 92591 31582 Bunkers Way	
Ian Whiteside	36250 Enterprise Ct Temecula CA 92591	
Lola Whiteside	36250 Enterprise Ct Temecula Ca 92591	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Basher Poullath	41825 Calle Cabrillo	
AZIZ POULLATH	41825 CALLE CABRILLO TEMECULA CA 92592	Aziz. Poullath
Melissa Poullath	41825 Calle Cabrillo Temecula CA 92592	Melissa Poullath

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
DAVID VOELKER	39880 CHALON CT. TEM 92591	
LAUREN VOELKER	" " "	
ROSEMARY VOELKER	" " "	
HEATHER ANDERSON	" " "	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Alise Marrett	41955 Calle Cabrillo Temecula CA 92592	
Bobby Rollins	41555 CALLE CABRILLO TEMECULA CA 92592	
Cynthia J. Hodges	41970 Calle Cabrillo Temecula, CA 92592	C Hodges

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Raleigh Lawy	5760 Onyx Ave Hemet CA 92543	Raleigh Lawy
Rick Davis	25490 Coraltree Ct. Murrieta, Ca. 92563	
Patrick Williams	25259 Via Pera Murrieta Ca 92563	
Joyce McBride	5001 W FLORIDA # 349 HEMET CA 92545	Joyce McBride
EFrain Aguayo	25554 4th St Hemet CA. 92544	
Darick Swadener	38536 Vineland St Cherry Valley, Ca. 92223	

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Gizella Cziraki	33487 Madera De Playa Temecula, Ca, 92592	Gizella Cziraki
Laszlo Tomas	31635 Avenida del Rayo	Tomas

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FIRST AND LAST NAME	STREET ADDRESS, CITY, ZIP	SIGNATURE
Teresa Mims	28970 Del Monte Dr. Menifee, CA 92586	Teresa Mims
Tracey Garamone	27431 Enterprise Circle West Temecula 92590	DocuSigned by: Tracey Garamone A3F0E4BC3C614F4...
Cynthia Davis	P.O. BOX 892763 Temecula Ca 92589	DocuSigned by: Cynthia Davis 49BE24ECB4DD421...
Donald Bullock	41606 SLICE WAY TEMECULA CA 92591	DocuSigned by: Donald Bullock 978FFBA163234D2...
Gina Bullock	41606 SLICE WAY TEMECULA CA 92591	DocuSigned by: 978FFBA163234D2...
Suzanne Lamarche	31799 CORTE POLLENSA TEMECULA CA 92592	DocuSigned by: Suzanne Lamarche 2C7B79B91DD8447...

From: sjmanfredi@aol.com
Sent: Saturday, May 8, 2021 9:03 AM
To: Jones, Steven
Cc: sjmanfredi@aol.com
Subject: Ordinance 927.1
Attachments: Letter to Honorable Chuck Washington 03-17-2021.pdf; SIGNATURES FOR PETITION TO CEASE AND DESIST 07-19-2020.pdf

To: Principal Planner Steven Jones
Re: Ordinance 927.1

Dear Steven: Please see the attached letter from law firm Lobb & Plewe regarding short term rentals within 1,000 feet of a school or public park, and a second attachment with signatures.

Please protect the health, welfare and safety of our children. Please amend Ordinance 927 so that short-term rentals are not allowed within 1,000 feet of any school or public park.
Thank you, Stephen J. Manfredi, M.D.

From: Sheila Zacker <sheila@lovethehill.com>
Sent: Tuesday, May 4, 2021 1:44 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: Flagged

Wonderful Steven.
Thank you

Sent from my iPhone
Sheila Zacker
Idyllwild Realty
BRE#01385817
C: 951.675.0715
www.sheilazacker.com

On May 4, 2021, at 12:32 PM, Jones, Steven <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**
Phone: (951) 955-0314

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

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

CAUTION: This email originated externally from the **Riverside County** email system.
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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

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/shorttermrentalsat (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

Phone: (951) 955-0314

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

-----Original Message-----
From: Sheila Zacker <sheila@lovethehill.com>
Sent: Friday, April 16, 2021 5:12 PM
To: Maunz-McLellan, Claudia <CMaunz@RIVCO.ORG>; Mares, Andrea <AnMares@Rivco.org>; Jones, Steven <SJones@Rivco.org>
Cc: Gail Ramer <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__;!!JTyGX330HN5x6Ko!Sf1_VgOQ9d2CW7FdlBGItPeecpGTHWhfrSQ4_WYe_vx5Xd9GJ8yRBxHmx8ioOQ$

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County of Riverside California

From: Ellen Trover <etrover@gmail.com>
Sent: Friday, April 23, 2021 12:01 PM
To: Jones, Steven
Subject: Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi,

I've read the amended ordinance posted on the Planning Dept. site. While it probably is sufficient for STR in urban areas of the County, for some of us in rural areas, it doesn't do enough to curb all night parties.

My family & I live in a house on a 40 acres ranch in the Coachella Valley, built by my parents in 1950. There is a house on the immediately adjacent 20 acre parcel to our east that has had numerous parties in the last year (82-200 54th Ave.). Although our house is a little over 1300 feet away from that house, their parties are often loud enough to rattle our (double paned) windows, and often gets louder after midnight. We have never had Notice that it was a STR, or that a party would be held (not even when fireworks were shot off near our property line, aimed over our highly flammable date palms).

Sup. Perez's office advised us to call the Sheriff's Dept. We've done that and usually they shut down the music, but sometimes it is only temporary and they start up again. If we don't call, or if they restart, it is common for the music to go until 5am.

The house, which sleeps 16, is currently listed on AirBnB at $6,438 per night (https://www.airbnb.com/luxury/listing/44475209?source_impression_id=p3_1619203805_1Tn2Xn03%2BcbI%2FfwG) and on Avant Stay (https://avantstay.com/444393/coachella-valley/cavallo/?utm_source=google&utm_medium=cpc&utm_campaign=brand_cavalloranch&gclid=Cj0KCQjw4ImEBhDFARIsAGOTMj8KjMRe2YagPMIkQRzU2Z4BZqrspTkIkNNAnyxs067xTB6ykYAmdrQaAhtzEALw_wcB). Both listings say no "events or parties" and yet we not only hear the music, shouting, etc., but also see Party Supply trucks entering the property and colored lights flashing during the parties. The owners obviously know what is happening, and anyone who is willing to pay over $6k/night and rent party supplies (& I assume a sound system, since the ad says there isn't one), is not going to be slowed down by a fine.

We really need an Ordinance with some teeth in enforcement and Notice to other residents in rural areas.

I hope you can craft an Ordinance that takes rural County residents into consideration.

Thank you, Ellen Lloyd Trover