

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





From the Idyllwild Fire Protection District

To homeowner and rental agencies:

Barbeque Permit and Information

It is your responsibility to make sure that if you have a renter; that they are aware of the Barbeque Rules and provide a safe environment for the use of the out appliances. YOU must provide the hose and proper clearance for the BBQ and make the renters aware of where they are to use it. You must also make the renter aware that THEY must get their own Permit to use the BBQ.

If the renters start a fire, you could be held responsible.

Thank you,

Idyllwild Fire Protection District

Failure to comply with these rules or to have a completed permit with you, may cause a citation to be issued.

Rules and Regulations



- This permit application is to use an electric or propane gas grill for outdoor cooking or outdoor Propane Fire-place/Pit in Idyllwild.
- The outdoor appliances shall be maintained in proper working order, shall fully comply with all requirements of Idyllwild Fire Protection District and State Fire Codes and shall be maintained and used as follows:
 - At least 5 feet from the nearest combustible material including but not limited to any structure, tree, hanging limb, or LPG gas tank except if an integral part of the grill, barbeque, or Fireplace/Pit
 - At least 10 feet from any structure.
 - Shall be set up on a fire proof platform extending at least one foot in all directions from the heat source.
- A Fire extinguisher in proper working order or working garden hose, attached to a working water source shall be located within ten feet of the outdoor appliances.
- The outdoor appliances and premises which it shall be used shall be subject to inspection to ensure compliance with all Fire Codes.
- CHARCOAL, WOOD, OR OTHER BURNABLE MATERIAL IS NOT PERMITTED AT ANY TIME WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE FIRE CHIEF.
- Exemption to these rules may be granted with the express written permission of the Fire Chief.

THANK YOU FOR YOUR
COOPERATION

This permit is issued by the Idyllwild Fire Protection District from _____ and valid through _____

- ☐ Propane Grill ☐ Propane Fire pit/Fireplace
☐ Electric Grill ☐ Other _____

Idyllwild Property Address: _____

Name of Applicant: _____

Applicant Home Address: _____

Contact Phone: _____

Owner/Property Manager: _____

Phone Number: _____

Please check what you have within ten feet of BBQ:

- ☐ Fire Extinguisher ☐ Garden Hose

Signature of Responsible party _____

Print Name of Responsible party _____

Once complete, you must bring this form, in person, to IFPD for approval.

Print

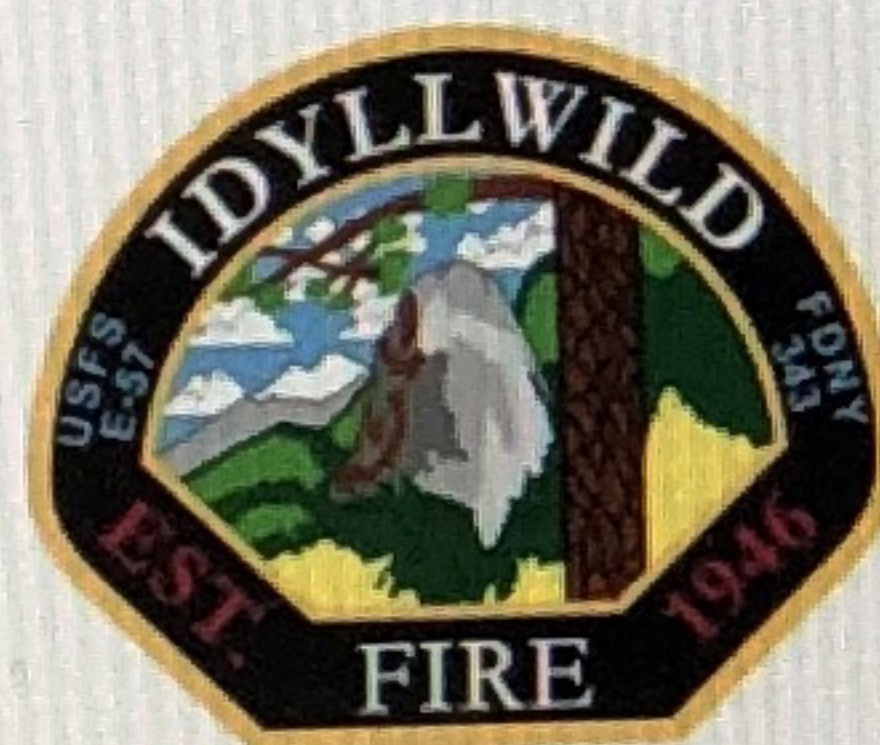
Clear Form

IFPD Initials: _____



If you have an
emergency, always

**CALL
9-1-1**



Idyllwild Fire
Protection District

**FIRE AND
BARBEQUE
PERMIT AND
INFORMATION**



Keep Idyllwild Green



Idyllwild Fire Protection District

P.O. Box 656

5416 Maranatha Dr.

Idyllwild, CA 92549-0656

Phone: 951-659-2153

Fax: 951-659-5571

Email: sta621@idyllwildfire.com



Gene Pro Oh, so it's punishment against your neighbors? The livestock guardian dogs on the Plateau are invaluable protectors of the animals many of us have... See more

1 hr ago Like Share

1



Gene Pro • La Cresta

Esther Essinger Who said anything about punishment? Don't you put words in my mouth! It's a solution - to be busy at night! Besides, I care about what's... See more

1 hr ago Like Share



Sarah Letts • La Cresta

Gene Pro So you moved to a farming/agricultural/equestrian community and don't like the atmosphere, the sounds and smells, your neighbors, etc. You complain... See more

1 hr ago Like Share

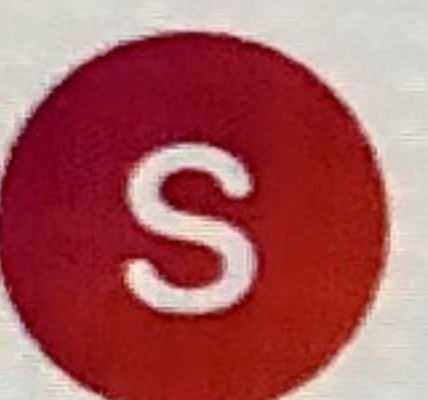
1



Gene Pro • La Cresta

Sarah Letts Yes, Sarah, you are confused! But do you realize that by your posts you are making it obvious to everyone about what a liar you are? Where did I say... See more

57 min ago Like Share



Sharon Carvalho • Carancho Rd/Vista Del Mar

"Gene Pro" - what is your real name? What is the address of your STR?

43 min ago Like Share



Gene Pro • La Cresta

Sharon Carvalho Be careful threatening people on internet! It usually doesn't end well! 😊

40 min ago Like Share



Sarah Letts • La Cresta

Gene Pro You stated "Yeah, it became impossible to live in La Cresta." I interpreted that to mean that you don't live here any longer. Your statements are... See more

3 min ago Like Share



Barbara Bowers • La Cresta

If that is they are not disclosing it to the fire insurance company's.

4 hr ago Like Share

2



Mark Allen • La Cresta

Folks -

You should really direct your energy at making sure the County event venue rules don't ease up making it easier for illegal event and wedding venues to operate. LCPOA has rules and regulations for STRs with very high fines and Riverside county STR rules are being tightened up to further control parking, occupancy limits and outdoor music.

There are more event and wedding venues which are not STRs here in La Cresta and Tenaja than actual STRs. These are full time owner occupied residences, pay no occupancy taxes, and have far more traffic than any of

Jones, Steven

From: Hildebrand, John
Sent: Monday, June 7, 2021 1:10 PM
To: Greene, Jeffrey
Cc: Jones, Steven
Subject: FW: STR Issue Contentious - DeLuz, La Cresta, Tenaja
Attachments: encOszsoQ0OgeP%hkQLqtQ.jpg; fullsizeoutput_2c5.jpeg; fullsizeoutput_2bf.jpeg

Thank you will do – Tom had also forwarded this to us as well.

Hildebrand

From: Greene, Jeffrey <JTGreene@RIVCO.ORG>
Sent: Monday, June 7, 2021 1:09 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: FW: STR Issue Contentious - DeLuz, La Cresta, Tenaja

John—Please include in your record of comments for the STR ordinance.

Jeff

Jeff Greene
Chief of Staff
Supervisor Kevin Jeffries
951-955-1010

Prounouns: I, Me, Mine

From: Sharon Carvalho <pugugly2@hotmail.com>
Sent: Monday, June 7, 2021 6:13 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Magee, Robert <RMagee@RIVCO.ORG>; Almiron, Tricia <talmiron@RIVCO.ORG>; COB <COB@RIVCO.ORG>; Code <Code@RIVCO.ORG>
Subject: STR Issue Contentious - DeLuz, La Cresta, Tenaja

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 morning. Please be advised:
Neighbors duke it out against STRs on social media, last week. Residents believe that STRs belong in Wine Country with infrastructure & services. While STR owners expect residents to just “grin and bear it.” Using an alias, STR owner “Gene Pro” responds to me: **“Be careful threatening people on internet! It usually doesn’t end well.”** Cloaked in anonymity, Eugene Prokhorenko bullied neighbors and threatened my personal safety. Not cool.

Ordinance 927 neglects to address fire safety. Section 8 STR OPERATIONAL REQUIREMENTS "E #3" requires posting of contact numbers for Sheriff and Code - but not Fire Department! Ord 927 acknowledges "alarming increase" and "adverse impacts to surrounding neighbors..." Insurance underwriters refuse to insure homes and are canceling policies in DeLuz & La Cresta! If fire insurance is obtained, premiums are sky high.

I've grown tired and frustrated providing free video surveillance and "babysitting" the STR across the street from my home - it's stressful! **Residents choosing this quality of life, are burdened with higher property taxes & assessments - while STRs disrupt our neighborhoods and negatively impact property values.**

Realistically, response times for EMS are extended in these remote areas. Responding to an open campfire on Memorial Day Weekend, Cal Fire Bear Creek Engine Company struggled to locate "HipCamp" in the darkness of night without GPS and cell service.

My background in Fire Prevention, Safety & Public Service is with Idyllwild Fire Protection District in the 70s & 80s, under Chief "Bud" Hunt. I issued hundreds of Bar-B-Q Permits to renters and vacationers, annually. Today, BBQ permits are STILL required in Idyllwild! There's total absence of inspections and fire prevention measures for STRs near Santa Rosa Plateau. This is unacceptable!

Why must homeowners proactively engage in constant vigilance - protecting, documenting, reporting, and advocating against this invasion? Residents shouldn't bear the stress & responsibility for policing our neighborhoods against assault by STR party people!

I urge Riverside County to ban STRs from the Santa Rosa Plateau and surrounds. If renters are not carefully and fully "vetted," the plateau is just one click away from a flash mob. Most of the owners are off site, some in distant countries. The potential for unbridled chaos on the backs of full-time residents in fire prone areas is dangerous!

Images:

(1) Tenaja Fire - (September 4, 2019) Exploded into 1926 acres in 2 days; 1200 evacuees; multiple schools closures; structures damaged; firefighters injured; contained September 14.

(1) Excerpt of exchange on Next Door

(2) BBQ Permit - Idyllwild Fire Department

Respectfully submitted,

Mrs. Sharon Carvalho

DeLuz

(951) 297-3635

Protection of Idyllwild's Water Supply - A Tipping Point?

Historical Background:

Idyllwild, Fern Valley and Pine Cove have almost always been populated by approximately 50% full-time residents and 50% part-time vacation and seasonal second home owners. Over the last 5-10 years, many part-time homes were sold to new full-time residents, purchased and converted into multi-dwelling apartments or used nearly full-time for short-term rentals to visitors through corporations like Airbnb, Vacasa, VRBO and others.

Context of the Problem:

Because of the significant increase in full-time residential use, commercial demand such as restaurants and retail also increases. While this major increase in population can be economically beneficial, it severely impacts the wastewater load on our aging treatment facility without any significant increase in fiscal income, and also impacts our underground water supply through increased septic leach line seepage. This has already occurred in areas as close as Cherry Valley/Beaumont Water District confirmed by two studies by STWMA and UCR (*B. Lopez - Record Gazette- 7/21/06 & E. Waldner - Press Enterprise - 2/24/12*).

In 2018, Idyllwild Water District (IWD) found itself out of compliance with the State due to higher Maximum Contaminant Limits of TTHM (Trihalomethanes) and HAA5 (Haloacetic Acids). This was most likely due to drought conditions combined with increased Total Organic Compounds that required increased chlorine to treat the drinking water for consumption. Fern Valley Water District (FVWD) experienced a similar situation in 2004 resulting in the installation of a Granular Activated Carbon (GAC) filter system. IWD has since installed a similar system at the Foster Lake water treatment facility. This system is quite expensive to install and maintain.

Significance of the Situation:

If Idyllwild and RCBOS are not proactive in protecting our water resources, we may be required to install additional GAC filter systems at multiple locations throughout the Idyllwild, Fern Valley and Pine Cove water districts. Although IWD is planning an upgrade to the wastewater treatment plant, the yearly flow has increased from 30.7 Million Gallons (MG) in 2013 (pre-Short term rental boom) to 42.8 MG in 2019 (pre-COVID Pandemic). The average increase between 2013 and 2019 is 5 MG more per year. 2019 showed an increase of 12.1 Million Gallons of wastewater from 2013

to our wastewater treatment facility! That is a 40% increase in wastewater flow! During this time, customer accounts for sewer only slightly increased less than 4% from 565 to 587. This increased sewer plant load can be generally extrapolated to calculate the increased load from septic systems as well, showing the vulnerability of our watershed. Using these calculations, septic systems in the three water districts put approximately 246 Million Gallons of wastewater into the ground in 2019 alone! *There are FAR MORE septic systems in our three water districts than sewer systems!!!*

In addition to the increase in water usage and wastewater, short-term rentals also severely impact our local emergency service provider. The Idyllwild Fire Protection District has experienced increases in medical aid and fire response incidents which results in increased response times, increased use of emergency vehicles and equipment ultimately increasing the cost of providing these critical services. This is an issue for the CalFire station in Pine Cove and the Riverside County Sheriff's Department as well.

Recommendation for Solving the Problem:

Riverside County Short-Term Rental Resolution or Addendum to Ordinance 927:

Unincorporated Mountain Resort Areas-

All Short-Term Rentals within a 7 mile radius of a Mountain Resort *Town Center* (include legal description):

- must be a permanent structure for purposes of wastewater and fire hazards (I.e. Teepees, Yurts, trailers, etc.),
- will be limited to a maximum number of 10% of all residential dwellings within the 7 mile radius,
- will be assessed a public safety fee of 5% of total rental cost.

Public Safety Fee will be equally distributed to all public water, fire and emergency service agencies within the 7 mile radius to help offset the additional costs of short-term rental impacts on public safety.

Riverside County will use Ordinance 927 short-term rental fees to provide a full-time Code Enforcement Officer based within the unincorporated mountain resort area to enforce zoning code violations and handle community concerns and complaints. (There is currently an available office in the Mountain Resource Center County building on Franklin Drive)

Jones, Steven

From: Kathy Zimmer <kjzimmer1@msn.com>
Sent: Thursday, June 3, 2021 10:45 AM
To: Jones, Steven
Subject: Fwd: STR's & Event Permits

Hi,

Unfortunately this was just returned to me because I had the wrong email address.

Thank you, Kathy

From: Kathy Zimmer <kjzimmer1@msn.com>
Date: June 1, 2021 at 8:00:10 PM PDT
To: sjones@rivco.com
Cc: rivcodistrict1@public.govdelivery.com
Subject: STR's & Event Permits

Hi,

I live in La Cresta and I am very concerned about the possible amendments to short term rental and temporary event permit requirements.

As you know La Cresta is a very rural area with relatively few roads for egress. There has been a few times we actually could not get down the hill. In addition, we have a high fire danger in our area.

If these amendments were to take place, it would jeopardize our safety. There has been times there is gunfire at some events that have been held here. In addition, when guests depart, that have been drinking, they are unable to navigate our roads and multiple accidents have occurred. Also fireworks have been let off which fortunately, to date, has not resulted in a fire.

Due to the unique living situation we have in La Cresta, I feel it would be irresponsible to allow another 100, 200 or even 300 people and their vehicles added to this area for an event. They are not residents and do not understand the unique potentially dangerous conditions we live under. I think that would be a recipe for disaster. We already have cars racing up and down our roads and I feel this would only increase if these amendments are put into place.

In addition, every time after there is a large event here, our crime rate has increased. Whether it be mail theft or vandalism or something else.

Please do not place these amendments in place for our area or our residents will most surely suffer the consequences.

Thank you for your time,

Kathy Zimmer

Sent from my iPhone

ROBERT A. BERNHEIMER

A PROFESSIONAL LAW CORPORATION

ROBERT A. BERNHEIMER

ATTORNEY AT LAW

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INDIAN WELLS, CA 92210 FAX 262-3957
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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.

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)