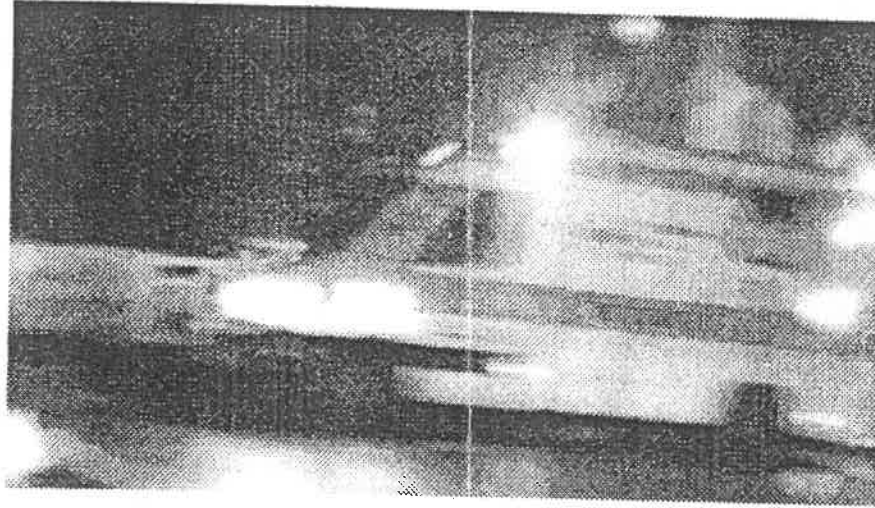


Man, child hit by car near Jurupa Valley school



The victims suffered minor injuries after a driver veered off the road and hit them, the Sheriff's Department said,

Lucky them. Could this happen in our neighborhood with our narrow "**Low volume local**" streets?



NOTICE !.....

We all know that the Santa Ana Canyon is a bottleneck for the 91 freeway. It's better but still a bottleneck. In Coronita (west Corona) we have at least 3 more bottlenecks. ONE is Via Del Rio. Via Del Rio is 4 lanes and 64 feet wide (the city calls this a secondary arterial street) from Ontario St to where it meets the city/county line (in front of Coronita Elementary). At this point Via Del Rio narrows down to 2 lanes 36 feet wide (called a low volume local street). Next ONE is at the north end of Paseo Grande. From the going east on 91 freeway ramp to almost Via Trinidad it is 4 lanes and 64 feet wide. At this point Paseo Grande narrows down to 36 feet wide. Another ONE is at the south end of Paseo Grande. From Foothill Parkway to almost Las Posas Road Paseo Grande is 4 lanes and 64+ feet wide. At this point it narrows down to 2 lanes and 36 feet wide. That is the 3rd bottle neck. The wider sections are saying to motorists, come on cut through here. So there are 3 schools in this residential area, with low volume 36 feet wide streets and with few sidewalks. What has the county done for us. Well they did paint a double line with reflectors the full length Paseo Grande in anticipation of high volumes of vehicle traffic. Or maybe it was because of the increased vehicles from 360 more homes proposed in the old golf course and of the 100+- homes called Sierra Bella on the south side of Foothill Parkway in development now. **CORONITA SHOULD NOT BE A FREEWAY ON RAMP.** Our existing 36 feet wide low volume local streets cannot handle any increase in vehicle traffic.

DESIGN CRITERIA	DIVIDED MAJOR ARTERIAL	SECONDARY ARTERIAL	COLLECTOR	INDUSTRIAL	✓ LOCAL	LOW VOLUME LOCAL	CUL-DE-SAC OR HILLSIDE	PRIVATE	RURAL
ESTIMATED 24 HOUR TRAFFIC (ADT)	20,000 - 50,000	10,000 - 20,000	7,000 - 10,000	2,500-7,000	500-2,000	500 - 1,000	500	500 - 1,500	
DESIGN SPEED (MPH)	55	50	45	35	35	30	25	25	20
STOPPING SIGHT DISTANCE	500'	425'	360'	250'	250'	200'	150'	150'	150'
RIGHT-OF-WAY WIDTH	130'	88'	68'	64'	64'	60'	56'	SEE STD 110	50'
CURB TO CURB DISTANCE	106' 14' MEDIAN	64'	44'	44'	40'	36'	36'	SEE STD 110	36'
MINIMUM TRAFFIC INDEX	11	10	8	8	5.5	5	5	5	5
MINIMUM STRUCTURAL SECTION	6" AC 10" AB	6" AC 8" AB	5" AC 6" AB	6" AC 8" AB	4" AC 6" AB	4" AC 6" AB	4" AC 6" AB	4" AC 6" AB	4" AC 6" AB
MINIMUM HORIZONTAL RADIUS	1800' W/O SUPER ELEVATION	1800' W/O SUPER ELEVATION	1100' W/O SUPER ELEVATION	500'	500'	500'	250'	150'	150'
MAXIMUM GRADE	6%	8%	8%	8%	10%	10%	12%	12%	12%
MINIMUM GRADE	1.0%	1.0%	1.0%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
MAXIMUM INTERSECTION GRADE	3% (NO CROSS GUTTERS)	3% (NO CROSS GUTTERS)	4% (NO CROSS GUTTERS)	5%	5%	5%	5%	5%	5%
MIN. CORNER SIGHT DISTANCE	525'	400'	360'	250'	250'	250'	250'	250'	250'
DRIVEWAY SPACING	300'	275'	230'	150' OR ONE PER LOT	150' OR ONE PER LOT	125' OR ONE PER LOT	100' OR ONE PER LOT	100' OR ONE PER LOT	65' OR ONE PER LOT
CURB RADIUS RETURN	35'	35'	35'	35'	25'	25'	25'	25'	N/A
MIN. SIDEWALK WIDTH	5'	5'	5'	5'	4'	4'	4'	5'	N/A
CURB HEIGHT	8"	8"	8"	8"	6"	6"	6"	6"	N/A
STREET LIGHT TYPE LOCATION PER STD 500-504	8,500-8,700 LUMEN 180' BOTH SIDES	8,500-8,700 LUMEN 180' STAGGERED	5,100-8,500 LUMEN 180' STAGGERED	5,100-8,500 LUMEN 180' STAGGERED	3,100-3,400 LUMEN 180' STAGGERED	3,100-3,400 LUMEN 180' STAGGERED	3,400-4,100 LUMEN 180' STAGGERED	3,100-3,400 LUMEN 180' STAGGERED	3,100-3,400 LUMEN AT INTERSECTION

REVISIONS:

NO. DATE APPRVD

APPROVED BY:

Michael Nelson

10-12-2016

CITY ENGINEER
NELSON NELSON

DATE

RPE NO. C54435

CITY OF CORONA

STREET DESIGN TABLE

STANDARD PLAN NUMBER: 100

Sheet 1 of 1



October 25, 2021

Steve Jones, Principal Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

Re: Article XIXa of Ordinance No. 348

My wife and I reside at and own a large farm (112 contiguous acres/5 parcels) in the De Luz Ranchos area. I sincerely appreciate your efforts in addressing the need for County regulations on temporary events held within this area.

We have sponsored on occasion, fund raising events for the Our Nicholas Foundation, avocado industry events and family gatherings for weddings. Due to the nature of our parcels, we already utilize large pads and turnarounds so have adequate parking and restroom facilities within our gates. These have been well-managed and successful events with no complaints.

We are looking for clarification on the permitting of future temporary events located at our ranch. To be specific, I'm looking to clarify the number of events each year that would be permitted. Would that be based on the number of parcels we own? If possible, I would appreciate a response so that I can plan for economic advantage in utilizing our acreage to it's potential.

Thank you for your kind response.

Respectfully,



Scott McIntyre, CEO

SIERRA PACIFIC FARMS, INC.
Scott@spfarms.com
(951)699-9980 ext. 218

Hank Altheide
P.O. Box 1652
La Quinta, CA 92247
altheide@aol.com

Steven Jones
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

12/08/21

Dear Mr. Jones,

For the past 25 years my wife Victoria and I have owned a small cabin at 53341 Sherman Drive in Pine Cove (Idyllwild) which we enjoy spending time at about once a month. We have a warm relationship with our surrounding neighbors, who are full time residents. They understand that we are not millionaires. They affirm our need to rent out our place, to at least cover basic expenses, such as property taxes, homeowner insurance premiums (which continue increasing) and utilities. Our communication with these neighbors is ongoing, because our relationship with them is important to us. They seldom have any issues with the weekend renters that use our cabin, and if concerns do arise, they are dealt with promptly. In addition to our neighbors, we are blessed to have a great property manager, Martha Sanchez, owner of Idyllwild Vacation Cabins. She clearly has high standards for her renters and does not tolerate noise or other types of abuse from her clients.

My wife and I consider ourselves to be responsible property owners and I am certain that there are many, many more just like us in the Idyllwild area. That is why we were recently troubled to hear about an anti-short term rental movement in the community. In my opinion, these folks exaggerate slogans such as, "Neighborhoods are for neighbors" and they are insensitive to homeowners like us, who have financial obligations to meet.

The following paragraphs of this letter have been cut and pasted, yet I wholeheartedly agree with their content:

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, Mr. Jones for your service to our county, and for your consideration of my letter

Sincerely,



Henry S. (Hank) Altheide

December 22, 2021

Steven Jones, Principle Planner
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Mr. Jones;

This is a followup on Pine Cove Property Owner Association's letter to you in May 2021. Since then, we've had a chance to read the Civic Grand Jury recommendations. As noted in that report, code enforcement must be enhanced. We welcome the proposal sponsored by Supervisors Washington and Jeffries to allocation additional funding to code enforcement to allow response to after evening hours and on weekends. The Sheriff's Department response is the other key element in enforcement. Here too, additional funding is needed.

While the grand jury report addresses deficiencies in county ordinances relating code enforcement, there is no mention of limitations of the number of STRs in unincorporated communities such as Pine Cove and Idyllwild. The increasing number of STRs threaten to overwhelm community resources. Not only the numbers of STRs, but location becomes an issue. Access to homes on private roads is provided by property owners at their own expense. STR properties, especially during snow season, take advantage of this, at times parking illegally, blocking access to neighbors property. Many municipalities restrict STR locations through zoning ordinances. Could zoning restriction be applied in unincorporated communities such as Pine Cove?



Richard Schwartz
President, Pine Cove Property Owners Association
pinecovepoa@gmail.com, 951 659-8621

October 5, 2021

Steven Jones
Principal Planner
Riverside County
4080 Lemon St. 12th Floor
Riverside, CA 92501

Dear Steven,

I wanted you to know how much I appreciate and value the conversation we had about the problems with Short Term Rentals in Idyllwild, and the surrounding area. I felt that you were listening to me, and that you cared about what I had to say.

I mentioned my concern about the use of Bar-B-Ques at the STR's. Even though a permit has to be obtained from the Fire Department to use a Bar-B-Que of any type, that doesn't mean that people will be sufficiently careful, or adhere to those guidelines. We are talking about people who come up from places where they are not constantly in fear of a fire breaking out and destroying their home, their place of employment, even taking their life. Every day, those of us who live here live with these concerns. All it would take is one errant spark to ignite a fire that could take away all that we, and those who visit here, find dear.

Unfortunately, there are those who would not be aware of the harm they could cause, and they might want to experiment with burning pine needles, or pinecones that pop and create sparks, or who knows what? Some would figure that they paid a good price to rent the place, so they should be able to do as they please!

Bottom line is, I don't think that Bar-B-Ques should be available for use by the renters of

Short Term Rentals. There is just too much at risk-our homes, our jobs, our lives, this special place.

Another fire concern is indoor fireplaces. There's more to maintaining a fire than just lighting a match and watching the wood burn. First of all, only pressed logs should be allowed. I say this because many types of firewood , especially those that have a lot of sap, can pop and throw embers into the living area outside of the fireplace. Yes, there should be a fire screen in place, but what if there isn't? People could be in another room dining, or maybe out for a stroll. If they neglected to put the screen up, a fire could start. It is also important not to overload a fire place. Flames burning too high can cause chimney fires. Conscientious home owners have their chimney cleaned once a year, and they make sure the spark arrester is in place properly. There should be some guidelines for the owners of STR's to follow in this regard, reporting and showing proof that these safety precautions were taken. Again, renters need to know that they are not to burn pine needles, pine cones, trash, etc. Nor should they use a fire place to roast marshmallows or hotdogs! Again, people who come here and are not familiar with starting and maintaining a fire in a fire place could cause us the loss of our town, our homes, our lives.

Thank you for listening. I appreciate your time and consideration!

Kristy Frazier
Box 270
Idyllwild, CA 92549



951-306-7550

From: Flores, Robert
Sent: Friday, March 25, 2022 2:46 PM
To: Jones, Steven
Subject: Automatic reply: Short Term Rental Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your email. Robert Flores no longer works at the County. If you need assistance for any of the following, please contact:

Nick Zornes by email at MZornes@rivco.org for Advance Planning Projects (i.e. Housing Element, Community Plans, Ordinance Amendments, Grants, etc.)

Phayvanh Nanthavongdouangsy by email at PNanthav@rivco.org for an development projects in Superviorial District 1.

Steven Jones by email at SJones@rivco.org for an development projects in Superviorial District 2.

Russell Brady by email at RBrady@rivco.org for an development projects in Superviorial District 3.

Ken Baez by email at KBaez@rivco.org for an development projects in Superviorial Districts 4 AND 5.

The Planning Department by email at Planning@rivco.org or by phone at 951-955-3200 for general or any other inquires.

Thank you.

From: Adam Manthei <amanthei@skyvalleyresorts.com>
Sent: Wednesday, April 13, 2022 10:41 AM
To: Jones, Steven
Cc: Kelly Manthei
Subject: County of Riverside Short Term Rental Update

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 Steven,

I am the owner of 2 RV/Mobile Home parks in the unincorporated communities of Desert Edge and Sky Valley within Riverside County. They are named Sky Valley Resort and Caliente Springs.

We have had some problems with the interpretation of the current ordinance governing STR's. In short, Rivco staff have interpreted the language in the current ordained (unchanged in the proposed draft revision) that RV Parks, Park Models and Mobile homes not on a permanent foundation cannot receive permits THEREFORE, they cannot short term rent. My reading of the ordinance language seems clear that communities like ours are simply exempt from needing a permit.

I would very much like the county to clarify in the ordinance to rule enforcement if RV Parks, Park Models and Mobile homes not on a permanent foundation require a permit, and if they are subject to the revised ordinance.

Our experience has been that we, as the owners of the land, have received multiple violation notices and fines for not obtaining a permit, but the owners of the park model or mobile home is the one renting, and if fines are to be issues, should be issued to them. Legally, we cannot fine, evict, or stop them from renting.

It is my strong recommendation that the board clarify the ordinance. My suggestion is to allow communities like RV/Mobile Home Parks to be exempt from the ordinance (I think the intention). If the county wants to restrict STR's in communities like ours, then they need to fine directly those that are subletting, not the owner of the land who cannot legally enforce laws.

This would be my suggested language for the ordinance:

"This ordinance together with any fines, enforcement or notices of violations from the public shall not apply to RV/Mobile Home Parks, Park models, campgrounds, hotels, etc."

Take care,

--

Adam Manthei
President
Sky Valley Resort / Caliente Springs
74711 Dillon Rd.
Desert Hot Springs, CA 92241

760.835.8259

From: Link, Cheryl
Sent: Friday, April 8, 2022 7:55 AM
To: Jones, Steven
Subject: FW: 4-20 planning commission hearing STR Ord 927
Attachments: str rev comments 3-22.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Steven,
Attached is a comment letter regarding STR.

Thank you,
Cheryl Link, Planning Commission Secretary Transportation and Land Management Agency - Planning
Department County of Riverside | 4080 Lemon Street, 12th Floor, Riverside, CA 92501 clink@rivco.org |
(951) 955-7436

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

From: susan clay <sclay@verizon.net>
Sent: Tuesday, April 5, 2022 3:19 PM
To: Link, Cheryl <CLink@Rivco.org>
Subject: 4-20 planning commission hearing STR Ord 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.

Planning Commissioners,

Please see the attached letter regarding the STR Ordinance 927 revision:

Susan Clay

39076 Chaparral Dr. Temecula CA 92592

From: Planning
Sent: Thursday, April 7, 2022 8:47 AM
To: Jones, Steven
Subject: FW: Annual Inspections for STRs and How to Pay for Them
Attachments: Annual Inspectiona for STRs and How to Pay for Them.pdf; Short Term Rental Located at 32789 Avenida Lestonnac, Temecula 04-07-2022.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: sjmanfredi@aol.com <sjmanfredi@aol.com>
Sent: Thursday, April 7, 2022 8:44 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Cc: sjmanfredi@aol.com
Subject: Annual Inspections for STRs and How to Pay for Them

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.

Re: Annual Inspections for STRs and How to Pay for Them

Dear Planners and District Supervisors:

Please see the attached letter regarding Annual Inspections for STRs and How to Pay for Them. I have also attached "screen shots" of the STR located at 32789 Avenida Lestonnac, Temecula.

Here is the Google Link to the STR located at 32789 Avenida Lestonnac, Temecula:

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

Thank you very much.

Stephen J. Manfredi, M.D. Cell 951-312-9003

32727 Avenida Lestonnac

Temecula, Ca. 92592

From: Planning
Sent: Thursday, March 24, 2022 2:53 PM
To: Hildebrand, John; Jones, Steven
Cc: cre8n4you@yahoo.com; Supervisor Jeffries - 1st District
Subject: FW: Attn: Mr Jeffries, Re: Unique Positiion on New Draft STR Ordinance .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: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Sent: Wednesday, March 23, 2022 3:00 PM

To: Cre8n4you <cre8n4you@yahoo.com>

Cc: Planning <Planning@RIVCO.ORG>

Subject: RE: Attn: Mr Jeffries, Re: Unique Positiion on New Draft STR Ordinance .927

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/>.

Thank you.

Kerstin Justus

Supervisor Kevin Jeffries

Riverside County Board of Supervisors, 1st District

[*KJustus@RivCo.org*](mailto: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: Cre8n4you <cre8n4you@yahoo.com>

Sent: Wednesday, March 23, 2022 2:47 PM

To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Subject: Attn: Mr Jeffries, Re: Unique Position on New Draft STR Ordinance .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.

Dear First District Supervisor, Mr Kevin Jeffries,
2022

March 23,

I am writing you today as both a constituent and business owner, **to bring to your attention a couple of items possibly not considered, or not included, in your proposed Draft Ordinance 927.** These particular items I am highlighting below for your quick reference.

I own and operate a beautiful **owner occupied** short-term rental in Temecula Wine Country, Riverside County. I am a licensed and responsible STR operator and also a member of VRON RC, Vacation Rental Owners and Neighbors of Riverside County.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I have read your draft in full and I agree with most items proposed. I stand up for a solid ordinance that supports well-run, permitted STRs that are a benefit to the County.

But there are a few points that are overly strict that don't really address the source of the problems the County is having and therefore not necessary and instead may only harm good businesses. We must address each and all types of STR businesses fairly and justly and take in to consideration the safety of both guests, owners and staff.

For the record, I do support VRON's position on the following items, as well as addressing a few of my personal STR situations here in Wine Country, as highlighted, which are more unique to the discussion at hand:

****OWNER OCCUPIED PROPERTIES**

This special category- which is a totally different experience and business model- definitely needs to be considered and included in the revised STR ordinance as it is not being addressed at all.

My property, and several others that I personally know of also here in Temecula Wine Country, offer rooms or casitas for rent as STRs within our own home or property. This is actually the original business model of Airbnb may I respectfully remind you- where an owner HOSTS guests in their own home and offers a unique and friendly experience. VRBO was started as a vacation rental by owner which is the business model you are categorizing all STRs- where an owner rents out the whole house to a guest/ or one family. Now both platforms offer both types of rentals.

Out here in Wine Country, we own large properties and many with extra rooms on the interior or exterior of the main house, or extra casitas or livable/permitted buildings. Our situation is quite unique and different than most other areas in Riverside County and these types of properties need to be addressed separately within this revised STR ordinance for what they are and what they should be allowed to offer.

I would like to explain that renting such a property with multiple units to multiple and separate individual guests, couples or families is actually almost *always a quieter experience* on the property than renting the whole property out to a large group who all know each other and can easily get louder or more boisterous, even unintentionally. We here at our own owner occupied STR get mostly older, quieter, affluent couples looking to get away and enjoy some peace and quiet on our Vineyard Estate. And I must add, that when the owner is present or lives on the property with the STR, the guests all behave themselves exceptionally well and treat the properties and neighborhoods with respect.

We owner occupied rentals also offer an amazing service of a more personal experience for visitors to wine country where they are hosted in our home and we share with them the love and knowledge we have about Temecula and wine country. **We are a whole segment of short term rentals that you have overlooked, and yet we are absolutely ideal and necessary to our community. The exact perfect scenario Temecula Wine Country and Riverside County is hoping for, so please do not overlook us!**

Therefore, I propose you to create a special category for these unique properties, and/or at the very least grandfather in our existing properties, by making the following adjustments;

1. **Lift the restriction of renting the whole property to one responsible guest. This should not apply to our types of properties, as stated above.** Many of us have actually designed and built these properties ourselves, investing an enormous amount of money to permit and build our properties with this purpose in mind. We also pay a large amount of property tax, school fees etc on our larger properties, as well as STR occupancy taxes and TWWC supplement tax.
2. **Lift the restriction of requiring a minimum 2 night stay.** Our smaller casitas and/or one room rentals are a much needed service for individuals or couples traveling to wine country to visit the wineries or attend a wedding and not have to drive home drunk.

MINIMUM ONE NIGHT STAY

One-night stays should continue to be allowed, especially during the week. These guests who book one night *with us* are mostly lone couples coming to visit Wine Country for a little getaway and have been enjoying themselves at the wineries and *do not want to drive home inebriated.* ***This ability for STRs in Wine Country to offer a one night stay is a vitally important service to the public and public safety. I cannot stress this enough!***

Disallowing 1 night stays in wine country will detrimentally hurt ALL wine country businesses (wineries, restaurants, hot air balloon companies etc,) by discouraging week day visitors as well as deter some of the weekend traffic, the exact opposite that all the wineries and the Temecula Valley Tourism office is currently trying to accomplish. The act of restricting the reservation length will also endanger the general public in probably a 100 mile radius by the travelers drinking and returning home by car. I do not believe, with all respect, that the Board of Supervisors and their Counsel have given enough weight to these facts.

Guests often request a one night stay during the week because they cannot take more time off of work or leave their children longer than one night. Not being able to do so will discourage them to come to Temecula. On the flip side, these guests very often do come back for longer stays after staying just the one night with us once they discover how much Temecula Wine Country has grown and now has so much to offer!

May I remind everyone here involved on both sides of the argument, that Temecula Wine Country was originally founded as a tourist destination back in the late 60's. The residents who chose to buy land and live here knew perfectly well they were going to be living in wine country- which they think is pretty- but it is a tourist destination- where outsiders would be coming to visit, stay, drink and enjoy themselves. If any resident is not happy with that fact, then they need to relocate, as they will not change how wine country operates.

OCCUPANCY

The maximum overnight occupancy in the proposed draft ordinance 927.1 is not reasonable for many properties. Please adopt VRON's more reasonable occupancy maximums:

One (1) person per every two hundred (200) square feet of living area with max occupancy:

1+ Acre lots Max Occ = 24, and Lots smaller than 1 acre Max Occ = 16

Please realize that nuisance complaints caused by STRs are the result of *poor management* and not necessarily directly related to occupancy limits.

STR IDENTIFYING SIGNAGE

Signage with contact information by a permitted STRs *will not solve nuisance issues* and the information required to be posted on the sign is redundant since the county already has it. A sign notifying the general public that a home is an STR, *and thus vacant per an online calendar, will attract crime and can endanger anyone in the STR.*

Instead I propose that *ALL neighbors within the 300' of the property* be given the personal information of the owners of the STR s that in case of nuisance they themselves can call the owners, or the authorities.

Allowing random people who drive down the street access to the owners personal information and the knowledge of an empty house on a STR schedule is *dangerous* for the homeowner, their staff *AND also dangerous for the neighbors too and the neighborhood.*

ON SITE COUNTY INSPECTIONS

VRON is opposed to on-site inspections. Other home based businesses are not subjected to physical home inspections, and therefore neither should the home owners of STRs.

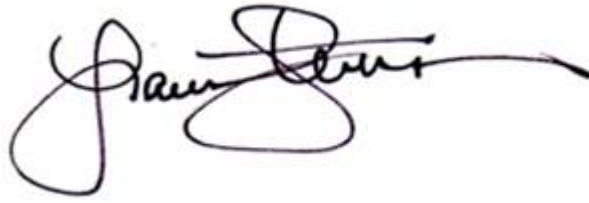
EVENTS

VRON recommends that STRs should follow the same regulations for Temporary Events that the non-STR properties must comply with per Ordinance 348. *Please note that a lot of STRs are also used by the owners themselves part time, or on occasion, and actually some owners are living on the property FULL TIME as their primary residence, such as we do, and have the same right to invite people in to their homes to celebrate lifes moments as much as any other citizen and as such must be treated equally and fairly with the same rights and therefore be under the same requirements as any other homeowner regarding this.*

Please keep in mind that ANY type of homeowner can have a party that gets out of hand, and often it IS the average homeowner who defies the Noise Ordinance, not necessarily the STRs.

Please thoroughly think through my proposed considerations for unique **owner occupied** properties in Temecula Wine Country, and support my position and VRON RC's positions regarding the revision of the Short-Term Rental Ordinance 927.1. I definitely do not believe the current draft is ready to be voted in as there are too any points that need more discussion and consideration.

I appreciate your time, your support of Short-Term Rentals in Riverside County and I respect your efforts to work with all constituents on both sides of the argument.

A handwritten signature in dark ink, appearing to read "Laura Stearn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sincerely,
Laura Stearn

cc: Riverside County Planning Department

From: Planning
Sent: Monday, March 21, 2022 7:29 AM
To: Hildebrand, John; Jones, Steven
Cc: danian@danianhopp.com
Subject: FW: Draft Short Term Rental Ordinance Comments
Attachments: Riv STR Prop Ord Comments - Signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: danian@danianhopp.com <danian@danianhopp.com>
Sent: Saturday, March 19, 2022 5:38 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Draft Short Term Rental 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.

Please see the attached.

From: Planning
Sent: Tuesday, March 22, 2022 7:31 AM
To: Hildebrand, John; Jones, Steven
Cc: Julia Frodahl
Subject: FW: Feedback on STR ordinance 927.1 Draft

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: Julia Frodahl <julia@juliafrodahl.com>
Sent: Monday, March 21, 2022 6:57 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Feedback on STR ordinance 927.1 Draft

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 working to revise STR ordinance 927. I've read the revised draft and want to communicate some concerns that this draft does not address and include.

It is my strong request to have the following incorporated into the revised ordinance:

1) A complete ban on outdoor amplified noise and outdoor fires. This is extremely important to our quiet community and our high fire risk.

2) An STR enforcement office ***located in idyllwild*** that will oversee inspections, document issues, and be available to act on noise, outdoor fires, parking issues, and other STR-related concerns 24/7.

3) A cap on the number of STRs allowed in the community. All things considered -- from safe fire-evacuation to noise and resource concerns -- our total housing stock in idyllwild should be a MAXIMUM of 10% STRs.

Thank you for receiving my feedback and for working on this matter that is so important to this community.

Julia

From: Planning
Sent: Monday, April 4, 2022 11:10 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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://enterpriseegis.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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:47 AM
To: Jones, Steven <SJones@Rivco.org>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Mr. Steven Jones,
I have attached a copy of a letter that I have sent to the County Supervisors. It is for your information.

Thank you very much,
John Santoro

From: Planning
Sent: Monday, April 4, 2022 10:36 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:30 AM
To: District5 <District5@Rivco.org>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Jeff Hewitt,
Please see attached Letter.

Thank you very much,
Marina Santoro

From: Planning
Sent: Monday, April 4, 2022 10:36 AM
To: Jones, Steven; Hildebrand, John
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:26 AM
To: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Manuel Perez,
Please see attached Letter.

Thank you very much,
Marina Santoro

From: Planning
Sent: Monday, April 4, 2022 10:36 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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>
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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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:24 AM
To: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Manuel Perez,
Please see attached Letter.

Thank you very much,
John Santoro

From: Planning
Sent: Monday, April 4, 2022 10:35 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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://enterpriseegis.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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:20 AM
To: District3 Information <D3Email@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Chuck Washington,
Please see attached Letter.

Thank you very much,
John Santoro

From: Planning
Sent: Monday, April 4, 2022 10:13 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:10 AM
To: Office of 2nd District Supervisor <District2@Rivco.org>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Karen Spiegel,
Please see attached Letter.

Thank you very much,
John Santoro

Dear Supervisor Jeff Hewitt,

I am writing you today as a constituent and business owner. I own/operate a short-term rental in Riverside County. I am a licensed and responsible operator and member of VRON RC, Vacation Rental Owners and Neighbors of Riverside County.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I stand up for a solid ordinance that supports well-run permitted STRs. Burdensome, overly strict regulations that don't address the source of the problem only harm good businesses and do little to resolve the issues. I support VRON's position on the following items:

Occupancy

The maximum overnight occupancy in the proposed draft ordinance 927.1 is not reasonable for my property and would dramatically reduce the nights I am able to book as well as the price per night.

Please adopt VRON's more reasonable occupancy maximums:

One (1) person per every two hundred (200) square feet of building area with max occupancy:

- 1+ Acre lots Max Occ = 24.
- Lots smaller than 1 acre Max Occ = 16
- Special Variances for Unique properties will be considered

Nuisance complaints caused by STRs are the result of poor management and not occupancy limits.

Visible STR Identifying Signage

Signage with contact information by a permitted STRs will not solve nuisance issues and the information required to be posted on the sign is redundant since the county already has it. A sign notifying the public that a home is an STR and thus vacant per an online calendar, will attract crime and endanger STR maintenance and housekeeping staff who, in many cases, bring their small children to work.

On-Site County Inspections

VRON is opposed to on-site inspections. Inspections are not needed to determine whether the intended Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations. Photos to confirm safety compliance and/or Short Term Rental insurance verification may be required instead of an on-site inspection.

Minimum Night Stay

One-night stays should continue to be allowed. These guests are mostly families passing through the area. They often come back for longer stays after staying just the one night. Also, removing one-night stays will reduce my housekeeper's income by as much as 25%.

Self-Reporting of Complaints

The Responsible Operator should not need to report a complaint that has been resolved within 60 minutes to the planning department. Only complaints that are not resolved or resolved in more than 60 minutes should be reported to planning department.

EVENTS

VRON recommends that STRs should follow the same regulations for Temporary Events that non-STR properties must comply with per Ordinance 348.

Please support my position and VRON RC's positions regarding the Short-Term Rental Ordinance 927.1. I appreciate your time and your support of Short-Term Rentals in Riverside County.

Sincerely,
Marina Santoro

cc: Riverside County Planning Department

From: Planning
Sent: Monday, April 4, 2022 10:12 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:07 AM
To: Office of 2nd District Supervisor <District2@Rivco.org>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Karen Spiegel,
Please see attached Letter.

Thank you very much,
Marina Santoro

From: Planning
Sent: Monday, April 4, 2022 10:06 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached. Appears to be a duplicate.

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://enterpriseegis.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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 9:59 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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,
Please see attached Letter.

Thank you very much,
John Santoro

From: Planning
Sent: Monday, April 4, 2022 10:06 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 9:54 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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,

Please see attached Letter.

Thank you very much,
Marina Santoro

From: Planning
Sent: Monday, April 4, 2022 11:11 AM
To: Jones, Steven
Subject: FW: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Comments attached.

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: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:58 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: OWNER: 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 Mr. John Hildebrand,
I have attached a copy of a letter that I have sent to the County Supervisors. It is for your information.

Thank you very much,
John Santoro

From: Planning
Sent: Thursday, April 7, 2022 4:52 PM
To: Hildebrand, John; Jones, Steven
Subject: FW: Ord. 927.1 problem

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: Mark Dean <mark.idyllwild@yahoo.com>
Sent: Thursday, April 7, 2022 4:48 PM
To: Planning <Planning@RIVCO.ORG>
Cc: Becky Clark <becky@towncrier.com>; Woody Henderson <captainwoody@gmail.com>
Subject: Ord. 927.1 problem

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.

For your consideration,
AirBnB was founded in San Francisco in 2008. It has over 6,000 employees and received over \$4.8 Billion in revenues in 2021.
Vacasa was founded in 2009, has 6500 employees with 2021 revenues of over \$885 million.

I have yet to find in your Ordinance 348.4978, Article III, Section 3.1, Section 6.25 (permitted uses), regarding R1A, Mountain Resort Residential One family dwellings, where it says ANYWHERE!!! that dwellings may be owned, operated, managed, used for profit, or otherwise controlled by MULTI-MILLION dollar businesses.

Your planning department has correctly directed what purposes are legally allowed now in R1A zoned parcels, clearly AirBnB and Vacasa businesses are not allowed by your own ordinance.

So rather than create empty new Ordinances that allow for these illegal, harmful, and unwanted entities to invade our once quiet peaceful communities, you all need to do what townships all over this nation are doing. That is, prohibit them.

Or better yet, allow them in "Commercially zoned areas only", where they legally belong.

Thank you for your consideration to this very urgent problem.

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

Sent from my iPhone

From: Planning
Sent: Friday, April 8, 2022 8:11 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Ordinance no 927.1

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://enterprise.rivco.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: Victoria Mahoney <bigviewretreat@gmail.com>
Sent: Friday, April 8, 2022 8:00 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Ordinance no 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.

To whom It may concern: I have a Beautiful cabin in Pine Cove that myself and my husband hope to someday retire to someday. At this time we still have to live and work full time in the city . Since 2019 I have rented my cabin out as a short-term rental to supplement my mortgage. I am not a big corporation or company. I am just a little mom-and-pop operation and only rent out maybe once or twice a month . I am totally legal ,RVC-469, and have a certificate from the start. I follow all the rules , pay the taxes , and have never had any complaints from my tenants or from my neighbors. I have a few concern's about the new revisions . The 30 day notice of inspection and one hour in advance appointment does not seem reasonable . What if I have a tenant when an inspector calls me an hour before inspection ? Legally, without a 24 hours notice, I cannot have strangers walking through the property if I have a tenant . I suggest more planning for scheduled inspection and appointment when it's known that a tenant is not at property . I'm totally fine with an inspection. I think it's a great idea, but with the pop-up time I suggest you may want to rework that so that it can be more planned in the event that someone has a tenant.

We have never had a noise complaint and the cabin is more than 300 feet from the nearest neighbor.

In regards to the signage with the owners name and telephone number on it, we have no problem as we have ADT Security. Others, however, could have a potential for break ins. One call could determine that no one is present on the property.

Another matter is Airbnb does not allow the landlord personal information on the tenant until it is booked. I only rent on Airbnb. Unless they change their policy, we are not given the information and signatures required under the proposed ordinance. Every contact is strictly controlled by them. I trust that they will update their platform to provide the required documents if the ordinance is adopted. Thank you , Big View Retreat Victoria Mahoney Morgan , Phil Morgan 949-981-3032

From: Marquez, Elizabeth
Sent: Friday, April 8, 2022 3:57 PM
To: Garcia, Adriana
Cc: Maldonado, Michael; Jones, Steven
Subject: FW: RE: Short Term Rental Letter from Law Office
Attachments: Short Term Rental Activity_KP Law Corp.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Adriana,

I will Cc Steven Jones and Michael Maldonado.

Regards,



Elizabeth Marquez
Regional Office Manager
Desert Permit Center
77-588 El Duna Ct. Suite H
Palm Desert, CA 92211
760 863-8429 Desk
760 863-7536 Main

How are we doing? [Click the Link and tell us](#)

From: Garcia, Adriana <AdriaGarcia@Rivco.org>
Sent: Friday, April 8, 2022 2:49 PM
To: Marquez, Elizabeth <ELMARQUE@RIVCO.ORG>
Subject: RE: Short Term Rental Letter from Law Office

Hi Elizabeth,

The attached arrived yesterday by USPS.
Please advise.

Thank you, 😊

Adriana García

Sr. Accounting Assistant

TLMA – Palm Desert

77588 El Duna Court Suite H

Palm Desert, CA 92211

Phone: 760-863-7735

Email: adriagarcia@rivco.org

From: Planning
Sent: Tuesday, April 5, 2022 4:20 PM
To: Jones, Steven
Subject: FW: Recommendations for Short-Term Rental DRAFT Ordinance 927.1
Attachments: Letter to John Hildebrand Re Recommendation for Short Term Rental.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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: Elaine Rodriguez <erodriguez@lp-attorneys.com>
Sent: Tuesday, April 5, 2022 4:18 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Subject: Recommendations for Short-Term Rental DRAFT 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.

Good Afternoon,

Please see attached correspondence, the original of which is being sent via U.S. Mail concurrently.

Elaine Rodriguez
SECRETARY TO MARK LOBB

P 951.788.9410
F 951.788.0766

erodriguez@lp-attorneys.com
www.lp-attorneys.com

LOBB & PLEWE, LLP | 4160 TEMESCAL CANYON RD | SUITE 202 | CORONA, CA | 92883



From: Planning
Sent: Monday, April 4, 2022 8:02 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Revisions Needed for STR Ordinance 927.1
Attachments: Short Term Rental Draft Ordinance Revisions Needed.PDF; Short-Term Rental Occupancy and Quantity.PDF

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://enterprise.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: sjmanfredi@aol.com <sjmanfredi@aol.com>
Sent: Friday, April 1, 2022 6:56 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Cc: sjmanfredi@aol.com
Subject: Revisions Needed for STR 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.

Our family lines next door to a Short-Term Rental in Temecula Wine Country.
Please see the attached two letters regarding revisions needed for STR Ordinance 927.1 in order to make Short Term Rentals more compatible with the surrounding single-family homes.
Thank you, Stephen J. Manfredi, M.D. 951-312-9003

From: Planning
Sent: Thursday, March 24, 2022 2:54 PM
To: Jones, Steven; Hildebrand, John
Subject: FW: Rivco PLanning Dept, RE: Unique Position on New Draft STR Ordinance .927

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

Comments below. Was previously forwarded to us 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: Cre8n4you <cre8n4you@yahoo.com>
Sent: Wednesday, March 23, 2022 2:57 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Rivco PLanning Dept, RE: Unique Position on New Draft STR Ordinance .927
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.

Dear Riverside County Planning Department,
2022

March 23,

I am writing you today as both a constituent and business owner, *to bring to your attention a couple of items possibly not considered, or not included, in your proposed Draft Ordinance 927.* These particular items I am highlighting below for your quick reference.

I own and operate a beautiful **owner occupied** short-term rental in Temecula Wine Country, Riverside County. I am a licensed and responsible STR operator and also a member of VRON RC, Vacation Rental Owners and Neighbors of Riverside County.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I have read your draft in full and I agree with most items proposed. I stand up for a solid ordinance that supports well-run, permitted STRs that are a benefit to the County.

But there are a few points that are overly strict that don't really address the source of the problems the County is having and therefore not necessary and instead may only harm good businesses. We must address each and all types of STR businesses fairly and justly and take in to consideration the safety of both guests, owners and staff.

For the record, I do support VRON's position on the following items, as well as addressing a few of my personal STR situations here in Wine Country, as highlighted, which are more unique to the discussion at hand:

****OWNER OCCUPIED PROPERTIES**

This special category- which is a totally different experience and business model- definitely needs to be considered and included in the revised STR ordinance as it is not being addressed at all.

My property, and several others that I personally know of also here in Temecula Wine Country, offer rooms or casitas for rent as STRs within our own home or property. This is actually the original business model of Airbnb may I respectfully remind you- where an owner HOSTS guests in their own home and offers a unique and friendly experience. VRBO was started as a vacation rental by owner which is the business model you are categorizing all STRs- where an owner rents out the whole house to a guest/ or one family. Now both platforms offer both types of rentals.

Out here in Wine Country, we own large properties and many with extra rooms on the interior or exterior of the main house, or extra casitas or livable/permitted buildings. Our situation is quite unique and different than most other areas in Riverside County and these types of properties need to be addressed separately within this revised STR ordinance for what they are and what they should be allowed to offer.

I would like to explain that renting such a property with multiple units to multiple and separate individual guests, couples or families is actually almost *always a quieter experience* on the property than renting the whole property out to a large group who all know each other and can easily get louder or more boisterous, even unintentionally. We here at our own owner occupied STR get mostly older, quieter, affluent couples looking to get away and enjoy some peace and quiet on our Vineyard Estate. And I must add, that when the owner is present or lives on the property with the STR, the guests all behave themselves exceptionally well and treat the properties and neighborhoods with respect.

We owner occupied rentals also offer an amazing service of a more personal experience for visitors to wine country where they are hosted in our home and we share with them the love and knowledge we have about Temecula and wine country. **We are a whole segment of short term rentals that you have overlooked, and yet we are absolutely ideal and necessary to our community. The exact perfect scenario Temecula Wine Country and Riverside County is hoping for, so please do not overlook us!**

Therefore, I propose you to create a special category for these unique properties, and/or at the very least grandfather in our existing properties, by making the following adjustments;

1. **Lift the restriction of renting the whole property to one responsible guest. This should not apply to our types of properties, as stated above.** Many of us have actually designed and built these properties ourselves, investing an enormous amount of money to permit and build our properties with this purpose in mind. We also pay a large amount of property tax, school fees etc on our larger properties, as well as STR occupancy taxes and TWWC supplement tax.
2. **Lift the restriction of requiring a minimum 2 night stay.** Our smaller casitas and/or one room rentals are a much needed service for individuals or couples traveling to wine country to visit the wineries or attend a wedding and not have to drive home drunk.

MINIMUM ONE NIGHT STAY

One-night stays should continue to be allowed, especially during the week. These guests who book one night *with us* are mostly lone couples coming to visit Wine Country for a little getaway and have been enjoying themselves at the wineries and *do not want to drive home inebriated.* **This ability for STRs in Wine Country to offer a one night stay is a vitally important service to the public and public safety. I cannot stress this enough!**

Disallowing 1 night stays in wine country will detrimentally hurt ALL wine country businesses (wineries, restaurants, hot air balloon companies etc,) by discouraging week day visitors as well as deter some of the weekend traffic, the exact opposite that all the wineries and the Temecula Valley Tourism office is currently trying to accomplish. The act of restricting the reservation length will also endanger the general public in probably a 100 mile radius by the travelers drinking and returning home by car. I do not believe, with all respect, that the Board of Supervisors and their Counsel have given enough weight to these facts.

Guests often request a one night stay during the week because they cannot take more time off of work or leave their children longer than one night. Not being able to do so will discourage them to come to Temecula. On the flip side, these guests very often do come back for longer stays after staying just the one night with us once they discover how much Temecula Wine Country has grown and now has so much to offer!

May I remind everyone here involved on both sides of the argument, that Temecula Wine Country was originally founded as a tourist destination back in the late 60's. The residents who chose to buy land and live here knew perfectly well they were going to be living in wine country- which they think is pretty- but it is a tourist destination- where outsiders would be coming to visit, stay, drink and enjoy themselves. If any resident is not happy with that fact, then they need to relocate, as they will not change how wine country operates.

OCCUPANCY

The maximum overnight occupancy in the proposed draft ordinance 927.1 is not reasonable for many properties. Please adopt VRON's more reasonable occupancy maximums:

One (1) person per every two hundred (200) square feet of living area with max occupancy:

1+ Acre lots Max Occ = 24, and Lots smaller than 1 acre Max Occ = 16

Please realize that nuisance complaints caused by STRs are the result of *poor management* and not necessarily directly related to occupancy limits.

STR IDENTIFYING SIGNAGE

Signage with contact information by a permitted STRs *will not solve nuisance issues* and the information required to be posted on the sign is redundant since the county already has it. A sign notifying the general public that a home is an STR, *and thus vacant per an online calendar, will attract crime and can endanger anyone in the STR.*

Instead I propose that *ALL neighbors within the 300' of the property* be given the personal information of the owners of the STRs that in case of nuisance they themselves can call the owners, or the authorities.

Allowing random people who drive down the street access to the owners personal information and the knowledge of an empty house on a STR schedule is *dangerous* for the homeowner, their staff *AND also dangerous for the neighbors too and the neighborhood.*

ON SITE COUNTY INSPECTIONS

VRON is opposed to on-site inspections. Other home based businesses are not subjected to physical home inspections, and therefore neither should the home owners of STRs.

EVENTS

VRON recommends that STRs should follow the same regulations for Temporary Events that the non-STR properties must comply with per Ordinance 348. *Please note that a lot of STRs are also*

*used by the owners themselves part time, or on occasion, **and actually some owners are living on the property FULL TIME as their primary residence, such as we do,** and have the same right to invite people in to their homes to celebrate lifes moments as much as any other citizen and as such must be treated equally and fairly with the same rights and therefore be under the same requirements as any other homeowner regarding this.*

Please keep in mind that ANY type of homeowner can have a party that gets out of hand, and often it IS the average homeowner who defies the Noise Ordinance, not necessarily the STRs.

Please thoroughly think through my proposed considerations for unique **owner occupied** properties in Temecula Wine Country, and support my position and VRON RC's positions regarding the revision of the Short-Term Rental Ordinance 927.1. I definitely do not believe the current draft is ready to be voted in as there are too any points that need more discussion and consideration.

I appreciate your time, your support of Short-Term Rentals in Riverside County and I respect your efforts to work with all constituents on both sides of the argument.

A handwritten signature in dark ink, appearing to read 'Laura Stearn', with a long, sweeping horizontal line extending to the right.

Sincerely,
Laura Stearn

cc: Riverside County Planning Department

From: Planning
Sent: Tuesday, March 22, 2022 7:32 AM
To: Hildebrand, John; Jones, Steven
Cc: Michael Duval
Subject: FW: STR ordinance 927.1

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: Michael Duval <m_l_duval@hotmail.com>
Sent: Monday, March 21, 2022 7:33 PM
To: Planning <Planning@RIVCO.ORG>
Subject: STR ordinance 927.1

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Please add these components to the revised ordinance. The Idyllwild-Pine Cove area is being overrun by these businesses.

1) A ban on outdoor amplified noise and outdoor fires. In the current draft these items are not banned.

2) Local enforcement. An in-town, on the hill STR enforcement office that will oversee inspections, document issues and be available to act on noise, outdoor fires and parking issues 24/7.

3) A cap on the number of STRs. A cap will reduce the number of poorly managed STRs and reduce the number of residents that are surrounded by STRs and make us all safer in fire evacuations. We suggest no more than 10% of our total housing stock or 350 STR's which is just about the number of registered STR's presently.

4) Non-county road STR phaseout. Many of our roads are single-lane, unpaved, steep roads with sharp turns that the county does not maintain. These tiny roads create dangerous situations for residents and STR renters alike.

Thank you
Michael Duval
52190 Golden Leaf Trail
Pine Cove, CA 92549-4072
951-906-4648

From: Planning
Sent: Tuesday, April 12, 2022 8:48 AM
To: Jones, Steven
Subject: FW: STR ordinance 927.1 improvements

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.rivcocac.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: ronald.kuehl@yahoo.com <ronald.kuehl@yahoo.com>
Sent: Tuesday, April 12, 2022 8:46 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>
Cc: District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District5 <District5@Rivco.org>; Office of 2nd District Supervisor <District2@Rivco.org>
Subject: STR ordinance 927.1 improvements

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.

John Hildebrand, Planning Director

Riverside County Planning Department
4080 Lemon Street – 12th Floor
Riverside, Ca. 92502-
1629
2022

April 12,

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 has been negatively impacted by an (STR). We are hopeful that improvements to the Draft Ordinance be included that improve our compromised quality of life. We are not in favor of allowing STRs in Riverside County, but if you continue to support STRs, 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. No additions beyond the original home size will be approved to increase the bedroom count.*
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 it is hosted, in which case the maximum occupancy shall be capped at eleven (11) including the host. The average American family size in 2021 is 3.13 persons according to [Statista.com](https://www.statista.com/statistics/1091147/average-family-size-in-the-us/). Attorneys argued that STRs are consistent with single-family use. Occupancies of more than 11 are **not** consistent with single family use; therefore, size caps must be included as noted above.
3. Provide a cap on the total number of STR's permitted. Many communities are currently saturated with over 30-40% of the existing housing stock, functioning as STR's. Allowing this trend to continue will destroy the very fabric of the community when the existing residents are run out and no one is left to police or care for the neighborhood. There is currently a severe housing shortage in this area. STR's remove housing from the available housing stock.
4. Fund more law enforcement after 10:00 pm when the problems occur.
5. Annual on-site inspections of STRs should confirm bedroom counts, fire safety, noise sensors, and ADA access., similar to that required for a commercial hotel.
6. 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.
7. All events should require a Temporary Event Permit and each STR should be limited to a maximum of one event per calendar year.

8. The minimum rental should be for three (3) nights, with the responsible person being at least 25 years of age. Please note that in California a person must be at least 25 years of age to rent a car.
9. Any property manager or property owner that manages a short-term rental must be a certified property manager. The property manager must be able to respond within 30 minutes after 10:00 pm.
10. 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. The Short-Term Rental Hotline 800-228-5051 does not keep records of complaints made by neighbors of Short-Term Rentals. All complaints should be kept as a permanent record. Please adopt and implement an online "Neighbor Complaint Form" such as the form used by Ventura County to ensure that neighbors of STRs have a documented avenue to register possible violations of the Ordinance with full expectations of a response from the County. Additionally, this will ensure that the Responsible Operator of will report the complaint within the stipulated two (2) business days". Since some STRs are not registered/permitted, this would also give the County an avenue to pursue violators.

Please carefully consider the above stated improvements to the current Draft Ordinance.

Sincerely,

Ronald Kuehl
38105 Calle Campo
Temecula, Ca 92592

951 318 3413

From: Planning
Sent: Monday, March 28, 2022 9:14 AM
To: Hildebrand, John; Jones, Steven
Cc: catcolvin7@gmail.com
Subject: FW: STRs: Important to specify NO LOOSE DANGEROUS DOGS.

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: catcolvin7@gmail.com <catcolvin7@gmail.com>
Sent: Friday, March 25, 2022 11:34 AM
To: Planning <Planning@RIVCO.ORG>
Subject: STRs: Important to specify NO LOOSE DANGEROUS DOGS.

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.

We strongly believe that people who rent often disrespect our neighborhood. These people often bring dangerous animals and then completely ignore all of the existing dog laws. We have personally witnessed horrific bloody violence on our street. Pit bulls loose and violent and this must never become normalized. Due to these renters and their violent dogs we feel very uncomfortable being exposed to our outdoors.

We are not just talking about the continual stench of animal poop and pee on our property. We are not just talking about the continual barking 24/7. We are not just talking about the impact on our outdoor environment. We are talking about brutal relentlessly violent attacks and PUBLIC SAFETY.

These people seem to have no moral compass. We have also had firewood thefts. One of our neighbors caught and confronted a man - a music festival goer - in the act of stealing firewood.

Obviously there are no consequences - and so these behaviors are further emboldened. We MUST have this improved. The inattention and greed have become sickening.

Thank you from Pine Cove homeowners Richard Morrison and Catherine Colvin
Sent from my iPad

From: Planning
Sent: Tuesday, March 29, 2022 7:17 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: STRs Ordinance 927 - Temecula Wine Country
Attachments: LETTER-STR-ORD-927.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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: tyler massas <tyler.massas@gmail.com>
Sent: Monday, March 28, 2022 5:24 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>
Subject: STRs Ordinance 927 - Temecula Wine Country

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33700 Madera De Playa Drive
Temecula, CA 92592

March 28, 2022

SHORT TERM RENTALS (STRs) ORDINANCE 927 / TEMECULA WINE COUNTRY

Dear Kevin Jeffries:

As owners that live on the property of a licensed Short Term Rental in Temecula Wine Country for five years, with almost 900 reviews never less than 5 stars, we feel uniquely qualified to provide some insight regarding the current project of updating Ordinance 927.

To preserve the ongoing economic boom in the region which has been greatly assisted by STRs over the last ten years, and to foster happy neighborhoods, safety, general welfare to our environment, and continued collection of taxes – please consider the following feedback.

In the pursuit for synergistic solutions, please make a very clear distinction between Hosted STRs (Owner Occupied - We greet our guests and live on property at all times) – VS – Non-Hosted STRs (whole house rentals with no owner on property).

Although there may be some ordinance items that apply to both categories, many of the proposed rules are not recognizing the vast distinction between Hosted vs Non-Hosted STRs. Hosted STRs, such as what we run, ensure a high level of guest interaction, oversight of the property, and guest composure, in contrast to “whole house rental” Non-Hosted STRs.

The experience our guests have is completely unlike a whole house rental. It’s personal. There are no loud parties, no events, no possible chaos. Because we live on site, guests are unlikely to do anything that disrupts us or our neighborhood without instantly being confronted. Needless to say, after five years, no issues have arisen. It is an extremely low-risk model as you may already know. Guests head out and enjoy Wine Country, Old Town Temecula, Pechanga, weddings, small businesses, bike, walk, enjoy – then they come back to our house to relax and stay overnight.

Please acknowledge “Hosted” VS “Non-Hosted” as two separate divisions.

Moving on, we would like to make suggestions that apply for all STRs that will help to preserve the dynamics and continue adding value in this thriving market:

A) NO STREET VIEW SIGN should be posted with PERSONAL INFORMATION. This is extremely dangerous, especially in this current day and age. False accusations, identity theft, and burglary would skyrocket.

B) NO loud parties and events unless a permit is obtained prior. We agree with this rule.

C) MULTIPLE ONE FAMILY DWELLINGS on the property is immaterial when using the formula “2 people per room plus 1” regardless of the number of houses on the land. This formula is more than sufficient to regulate occupancy problems and controls potential issues on a property.

D) PROPERTIES/HOUSE WITH MULTIPLE RENTED ACCOMMODATIONS are much less problematic, loud, or disruptive than “whole property rentals.” Similar to the ordinance model created by the city of Santa Monica, a single rental of all units on a property poses more risk to the ordinance objectives than do multiple small groups (such as “couples”) renting single bedrooms sharing the same property. So we suggest not focusing on forcing ‘one renter’ per property STR.

E) NO OVER BURDENSOME RECORD KEEPING. Requiring STR owners to investigate guests' identities and then store records seems like government overreach at the very minimum and creates a slew of hurdles, risks and potential identity fraud for guests and STRs.

F) NOTIFYING NEIGHBORS within 300 feet by providing a brochure and STR owner's contact information is not a problem and should help create a satisfied neighborhood.

G) DO NOT USHER INSPECTORS INTO OUR HOMES. This is another overreach that will do little to create a functional, constructive relationship between the county and citizens.

Thank you for your time.

Regards,

Tyler Massas & Marjori Madura

cc: Rivco Planning Dept
Copy of Letter in PDF attached

From: Planning
Sent: Friday, April 8, 2022 9:00 AM
To: Jones, Steven
Subject: FW: STRs and Temecula Wine Country Zoning
Attachments: Temecula Wine Country Zoning and STRs.PDF; No STRs in Temecula Wine Country Zoning 04-08-2022.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://enterprise.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: sjmanfredi@aol.com <sjmanfredi@aol.com>
Sent: Friday, April 8, 2022 8:48 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Cc: sjmanfredi@aol.com
Subject: STRs and Temecula Wine Country Zoning

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.

Re: No STRs in Temecula Wine Country Residential District 04-08-2022

Our family built a custom home in Temecula Wine Country Residential District in 2006 and we resided happily here until two years ago when the

home next to ours was purchased by a Short-Term Rental operator. Since that time our peaceful and happy world has been turned upside down.

The short-term rental next to our home is located at 32789 Avenida Lestonnac Temecula and it has only four (4) legal bedrooms but they advertise that they have seven (7) bedrooms, 2 casitas, 14 beds, three pull-out sofas, and four (4) twin rollaway beds for "extra guests". Their VRBO internet advertisement states that they sleep twenty four (24) people and they provide "Hotel Style Accommodations" as shown on the following link:

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

This is clearly not a "single-family home" use. It is a Hotel Use in a residential neighborhood. It is our opinion that short-term rentals should not be allowed in the Wine Country Residential District. Please see the attached letter entitled "Temecula Wine Country Zoning". I have also attached a copy of the text of this email entitled "No STRs in Temecula Wine Country Residential District ". Thank you very much.

Stephen J. Manfredi, M.D. 951-312-9003

32727 Avenida Lestonnac

Temecula, Ca. 92592

From: Planning
Sent: Monday, March 21, 2022 1:22 PM
To: Hildebrand, John; Jones, Steven
Cc: jessica@tribute.studio
Subject: FW: Short Term Rental Draft Ordinance (PDF) (March 1 2022)

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: Jessica Bute <jessica@tribute.studio>
Sent: Monday, March 21, 2022 1:17 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Short Term Rental Draft Ordinance (PDF) (March 1 2022)

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.

It has come to my attention that Brian M Tracy is requesting the following provisions be added to the Ordinance. Most of which I strongly disagree with. See my comments below each item Mr. Tracy is proposing.

1) PROPOSED - Ban on outdoor fires and amplified sound.

I strongly disagree with this request as with any home it is up to the owners/occupants to follow the local rules and regulations. A neighbor should not be able to tell me whether or not I (or one of my guests) can play music outside so long as in either case there is no violation of the current noise ordinance (or fire code for that matter) that already exists. Just because I may rent my house either short or long-term should not mean that the occupant is restricted more so than any other citizen.

2) PROPOSED - Local enforcement. The only way that any of this makes sense particularly in Idyllwild is if there is an enforcement mechanism and money spent to make residents and guests comply. Otherwise all of this is for not. Meaning it is more than a full time job to police all of the proposed rules and regulations with any such ordinance.

I am for rules, regulations and ordinances that can be enforced and policed, however if this can not be accomplished in unincorporated areas (which will come at great expense to tax payers) then I am strongly opposed to any such ordinance.

3) PROPOSED - Cap on STRs.

STRs provide income and work for local residents. Caping, means capping the income of these local residents, capping the growth opportunity of a given business, capping the potential revenue for Riverside Co. etc. For instance there is no cap in Palm Springs STRs, yes there are strong rules and ordinances, however there is also a dedicated budget for enforcing.

4) Non-county road phaseout.

This makes absolutely no sense, it is not a county road. The county should not have jurisdiction in this particular case.

--

Jessica Bute | (310) 717-9946

From: Planning
Sent: Tuesday, April 5, 2022 4:21 PM
To: Jones, Steven
Subject: FW: Short Term Rental Occupancy and Quantity Must Be Capped
Attachments: Letter to John Hildebrand Re Short Term Rental Occupancy.pdf

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: Elaine Rodriguez <erodriguez@lp-attorneys.com>
Sent: Tuesday, April 5, 2022 4:20 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Cc: District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Subject: Short Term Rental Occupancy and Quantity Must Be Capped

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,

Please see attached correspondence, the original of which is being sent via U.S. Mail concurrently.

Elaine Rodriguez
SECRETARY

P 951.788.9410
F 951.788.0766

erodriguez@lp-attorneys.com
www.lp-attorneys.com

LOBB & PLEWE, LLP | 4160 TEMESCAL CANYON RD | SUITE 202 | CORONA, CA | 92883



From: Planning
Sent: Monday, April 4, 2022 10:12 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short Term Rental Ordinance 927.1: fires and parking

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.rivco.ca.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: John Jacobs <john@pinecrestwatch.org>
Sent: Monday, April 4, 2022 10:07 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Short Term Rental Ordinance 927.1: fires and parking

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 concerns about the revised Short Term Rental (STR) Ordinance 927.1, and some of the provisions (and lack thereof) included within the latest version. Having been a full-time resident of Idyllwild for over 30 years, there has been a clear, negative influence of the increase in STR's in my immediate neighborhood, and in the town of Idyllwild as a whole. While the current version of 927.1 includes several much-needed regulatory changes, there are other provisions that are completely missing.

There several safety related issues that are not adequately addressed in this latest version of the ordinance- among them, fire and parking issues. Given the current fire risk that exists throughout the west, and two human-caused major wildfires that resulted in the complete evacuation of Idyllwild over the last 8 years, there clearly needs to be a ban on any kind of outdoor fire activity at any STR. Parking issues also present risks, where excessive vehicles block emergency vehicle access (and create visual blight in the neighborhood)- there should be a limit on the number of vehicles allowed in a given STR.

STR's are currently under-managed, and present significant safety and quality of life issues to residents of the area. These issues should have been structured and managed well before they became the problem they are today- our county representatives have a direct responsibility to take immediate action on these problems.

Thank you for your consideration.

John Jacobs
Idyllwild, CA

From: Planning
Sent: Thursday, March 31, 2022 7:27 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short Term Rental Ordinance 927.1
Attachments: Board of Supervisors Letter - Sanders.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Comments below forwarded from 1st district supervisor's 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: Wednesday, March 30, 2022 4:12 PM
To: Planning <Planning@RIVCO.ORG>
Subject: FW: Short Term Rental Ordinance 927.1

Kerstin Justus
Supervisor Kevin Jeffries
Riverside County Board of Supervisors, 1st District
KJustus@RivCo.org
951-955-1010 (micro 51010)
951-471-4500 (micro 74500)

From: Sanders, Jeffrey D CIV USN PEO C4I SAN DIEGO CA (USA) <jeffrey.d.sanders.civ@us.navy.mil>
Sent: Wednesday, March 30, 2022 3:43 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: Short Term Rental Ordinance 927.1

Riverside County Supervisors,

Please consider attached letter concerning the Draft Ordinance 927.1 for Short Term Rentals.

BLUF: *Short Term Rentals (STRs) with an owner providing 100% management of the STR and residing full time on the property containing the STR, is very different from an STR with a nonresident owner potentially with an external management agency. The attached letter requests consideration, with suggested language, for such differences within the ordinance.*

VR Jeff Sanders

Program Manager

Ship Integration (PMW 760)

PEO C4I

(Office) 858-537-0399

(Cell) 619-518-9350

From: Planning
Sent: Monday, April 4, 2022 7:48 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short Term Rental Ordinance 927.1

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.rivco.ca.gov/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: John Jacobs <john@pinecrestwatch.org>
Sent: Sunday, April 3, 2022 11:50 AM
To: Planning <Planning@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.

Hello-

I am writing to express my concerns about the revised Short Term Rental (STR) Ordinance 927.1, and some of the provisions (and lack thereof) included within the latest version. Having been a full-time resident of Idyllwild for over 30 years, there has been a clear, negative influence of the increase in STR's in my immediate neighborhood, and in the town of Idyllwild as a whole. While the current version of 927.1 includes several much-needed regulatory changes, there are other provisions that are completely missing.

In particular, there should be a limit on the total number of STR's in the Idyllwild area- many other cities and towns in Riverside County and the State of California have placed these kinds of limits. Idyllwild currently has more STR's than any other town in Riverside County, and the sheer numbers of them in relation to full time residents magnifies the issues of noise, traffic, and other safety concerns. A reasonable limit of no more than 5-8% of the total homes in the area would be

appropriate- if this limit is reached, new applicants would be placed in a queue for a certificate that is abandoned by a current holder.

The Board of Supervisors has a clear responsibility to assist in the management of laws and regulations aimed at preserving the safety and quality of life for all constituents in their districts- this issue is of paramount concern to all who live in the area.

Thank you for your consideration.

John Jacobs
Idyllwild, CA

From: Planning
Sent: Wednesday, April 13, 2022 7:29 AM
To: Jones, Steven
Subject: FW: Short Term Rentals Are Advertising More Bedrooms Than They Have
Attachments: Short Term Rentals are Advertising More Bedrooms Than They Have 04-12-2022.docx; Property Profiles for STRS 04-12-2022.pdf; Short Term Rentals are Advertising More Bedrooms Than They Have 04-12-2022.pdf

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://enterpriseigis.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: sjmanfredi@aol.com <sjmanfredi@aol.com>
Sent: Wednesday, April 13, 2022 7:02 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Cc: sjmanfredi@aol.com
Subject: Short Term Rentals Are Advertising More Bedrooms Than They Have

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.

Re: Short Term Rentals Are Advertising More Bedrooms Than They Have

Dear Planners and District Supervisors:

Please see the attached letter entitled " Short Term Rentals Are Advertising More Bedrooms Than They Have". I have attached an "Open Word Version" of the letter so that you can utilize the links to the VRBO advertisements for each STR mentioned in the letter. I have also attached a sealed "Adobe Version" of the same letter.

The "Property Profiles" for the STRs mentioned in the letter are in a separate attachment..

Thank you very much for your time and consideration. You are very appreciated.

Stephen J. Manfredi, M.D.

From: Planning
Sent: Thursday, March 24, 2022 12:22 PM
To: Jones, Steven; Hildebrand, John
Subject: FW: Short Term Rentals Idyllwild

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.rivcocca.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: Annie Weaver <ann.weaver421@yahoo.com>
Sent: Tuesday, March 22, 2022 3:10 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Short Term Rentals Idyllwild

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 add my comments and concerns to the conversation regarding short term rentals.

1. There needs to be a cap on the number of short term rentals here on the mountain. (Idyllwild). Our friends and neighbors have no place to live. No rentals are available, and the few that are available are severely overpriced compared to the earning capacities here. Seniors and young people are having to move away. (What is a community without seniors and young people?) When businesses try to find employees, most folks do not want to drive curvy roads twice a day for work and the wages do not support the commute at current steep gas price inflation. Families with children are disappearing at a rapid rate, and with them go the essential workers needed to staff restaurants, grocery stores and the library and medical offices. This is very depressing. Our community needs to be occupied by residents who love each other, not by strangers who could be in a hotel in the commercial area! Restaurants suffer because of too many STR's that have their own kitchens, eliminating the need to go out to eat. Keep up the STR influx though, and there won't be any staffed restaurants.

2. There absolutely needs to be an end to short term rentals on non-maintained roads. These roads are so thin that the county does not maintain them, (no snowplow, no asphalt, ruts) and even more important, you cannot turn a fire engine around on these tiny roads. Getting medical assistance is a lengthy and difficult process during the summer, and nearly impossible during a snow event.

3. Ban outdoor fires at short term rentals! And establish zero noise, but for God's sake at least the fire ban! We live in a tinderbox situation here about 10 months of the year as it is, without dumb city folk doing romantic silly things that endanger everyone. On a more personal note, I love living here because it is dark and I love to see the stars. All of these places where nobody lives that surround me leave their lights on 24/7. If you could manage some kind of light pollution add on, that would be great!

4. Please make sure that if none of the above are implemented, all of the tax dollars come back to our community. We need more fire personnel, more sheriffs, and more CHP's, especially on weekends and holidays. We are over run by more folks than the current infrastructure can handle. Some weekends we can't even drive on the highway safely because tourists are parked in the highway. And there are potholes everywhere from all of the extra cars that are up here.

Thank you for your time and for considering my thoughts.

Ann H Weaver

40 year Idyllwild resident, mom of 3 residents, grandma of 3 more!

Former manager, Red Kettle Restaurant

951-897-0291

From: Planning
Sent: Monday, April 11, 2022 10:48 AM
To: Jones, Steven
Subject: FW: Short Term Rentals and Ordinance 927.1
Attachments: Annual Inspectiona for STRs and How to Pay for Them JSM.pdf; Temecula Wine Country Zoning and STRs (2).PDF

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://enterprise.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: jsmanfredi@aol.com <jsmanfredi@aol.com>
Sent: Monday, April 11, 2022 10:44 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Cc: jsmanfredi@aol.com
Subject: Short Term Rentals and 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.

Re: Short Term Rentals and Ordinance 927.1

My family lives next to a short-term rental in Temecula Wine country Residential District. Please see the attached two letters.
Thank you, Jennifer Manfredi

From: Planning
Sent: Tuesday, April 12, 2022 8:55 AM
To: Jones, Steven
Subject: FW: Short Term Rentals in Temecula Wine Country WC-R

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: ronald.kuehl@yahoo.com <ronald.kuehl@yahoo.com>
Sent: Tuesday, April 12, 2022 8:52 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>
Cc: District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District5 <District5@Rivco.org>; Office of 2nd District Supervisor <District2@Rivco.org>
Subject: Short Term Rentals in Temecula Wine Country WC-R

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.

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

April 6, 2022

Re: Temecula Wine Country Zoning and Short-Term Rentals

Dear County Planners and Supervisors:

I am writing in reference to Temecula Wine Country and Short-Term Rental Draft Ordinance 927.1. For the following reasons, I would like to state why short-term rentals in Temecula Wine Country residential areas should not be allowed.

Per the County of Riverside General Plan, Southwest Area Plan, GPA No. 1077 Appendix Q, there are three Districts established for the Temecula Valley Wine Country Policy Area (map attached):

- Winery - WC-W and WC-WE
- Equestrian - WC-E
- Residential – WC-R

As cited in the above noted General Plan, policies were specified to “*protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the **distinctive character of this unique area.***”.

“Per the Southwest Area General Plan No. 1077, the following is the description for Wine Country - Winery District and Wine Country Residential District:

*Wine Country – Winery District.The Primary purpose of the Winery district is to promote the establishment of additional **commercial activities that support tourism** while ensuring long-term viability of the wine industry.*

*Wine Country – Residential District..... The purpose of the Residential District is to **encourage PERMANENT estate lot residential stock in this region to balance the tourism related activities.***

*SWAP 1.19 **Encourage residential development** that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.”*

Per County of Riverside Ordinance No. 348.4791, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside in Wine Country:

Section 14.98 – Authorized Uses, Wine Country – Residential (WC-R) Zone:

A. Allowed Uses: The following are allowed:

1. One-family dwelling.

B. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.

The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

1. In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional

*dwelling shall be located on a lot being farmed and may be occupied by the owner, operator, or employee of the farming operation as a one family dwelling provided that: **The dwelling is not rented or offered for lease.***

As residents of Temecula Wine Country, we are aware that the Winery District is an area devoted to tourism. We accept the additional traffic, commercial activities and expansion that comes with growth of the Winery District. We do not accept the inundation of STR tourists in Wine Country **residential zoned areas**.

As noted in the General Plan, the purpose of the Residential District and permanent estate lot residential stock in this region is to balance the tourism related activities created by the Winery District, not create an additional transient tourism activity. Note the important words “**to balance the tourism related activities**”. STR’s by nature are transient and do not balance the tourism, they add more transients to the community! The authors who crafted the original Plan, were aware that a community with an entirely transient population, isn’t a community at all. By allowing STR’s in the Wine Country Residential District, you are negating the very purpose of the well-crafted existing Plan!

I believe you are in direct violation of the Temecula Wine Country Zoning and Community Plan. As such, please add an exception stating STR’s are not allowed in the areas zoned WC-R. Additionally once STR permitting is established in the County, all existing short-term rentals in Wine Country Residential WC-R (which are currently in violation of the community plan) shall not be granted permits.

Sincerely

Ronald A. Kuehl
38105 Calle Campo
Temecula California, 92592
Wine Country Residential zone WC-R

From: Planning
Sent: Friday, April 8, 2022 4:54 PM
To: Jones, Steven
Subject: FW: Short Term Rentals
Attachments: STR Compensation.pdf

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: Dean Hanselman <hans30@verizon.net>
Sent: Friday, April 8, 2022 4:05 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@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.

To the Board of Supervisors regarding Short Term Rentals:
Please read attached letter.
Thank you.

From: Planning
Sent: Wednesday, April 6, 2022 2:51 PM
To: Jones, Steven
Subject: FW: Short Term Rentals
Attachments: STR Draft Ordinance Revisions Needed.PDF; Short Term Occupancy and Quantity.PDF

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: jsmanfredi@aol.com <jsmanfredi@aol.com>

Sent: Wednesday, April 6, 2022 2:29 PM

To: Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>

Cc: jsmanfredi@aol.com

Subject: Short Term Rentals

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Re: Short Term Rentals and Draft Ordinance 927.1

My family lives next door to the Short Term Rental located at 32789 Avenida Lestonnac in Wine Country Temecula. This Short-Term rental has only four (4) legal bedrooms, but they advertise on the internet that they have seven (7) bedrooms and that they sleep 24 people. This is clearly not a single-family use.

Ordinance 927.1 needs to clearly define the meaning of a "bedroom" as a "legally permitted bedroom" so that STR owners cannot convert other areas of the home into non-legal bedrooms.

Non legal or converted bedrooms run the risk of fire and health endangerment. For example, if a garage is converted into one or more "bedrooms" then there may be fire-exit issues if there are no windows or external doors. Also there likely will not be adequate smoke detectors or carbon monoxide detectors in these converted areas. This underscores the reason that onsite annual inspections are needed for all STRs.

Please see the attached two letters for more details, and also visit the link below regarding the STR at 32789 Avenida Lestonnac, Temecula.

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

Thank you very much,
Jennifer S. Manfredi

From: Planning
Sent: Tuesday, April 5, 2022 11:39 AM
To: Jones, Steven
Subject: FW: Short Term Rentals
Attachments: Certification of Property Manager or Owner of STR.pdf

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: sjmanfredi@aol.com <sjmanfredi@aol.com>
Sent: Tuesday, April 5, 2022 11:37 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Cc: sjmanfredi@aol.com
Subject: Short Term Rentals

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Please see the attached letter regarding STRs.
Stephen Manfredi, M.D.

From: Planning
Sent: Tuesday, April 5, 2022 7:17 AM
To: 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.rivco.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: Mike Cachat <mikecachey@gmail.com>
Sent: Monday, April 4, 2022 5:49 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Planning <Planning@RIVCO.ORG>
Cc: KatieCachat@gmail.com
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.

Dear County Supervisors and Planning Department Members,

My name is Michael Cachat and both my wife and I own a home in Temecula wine country. We live at 41504 Avenida Bordeaux, Temecula, Ca 92592. The short term rentals in our neighborhood are loud and create many problems for the home owners nearby. We've had many issues that are difficult to address and I'm glad to hear that the county is taking this seriously to address. I've reviewed the Short-Term Rental DRAFT Ordinance 927.1. and specifically wanted to point out what would help from my perspective.

1. Short Term Rental Occupancy And Quantity Must Be Capped to two people per bedroom +1 and no more than 7.
2. 24-hour Complaint Hotline with Permanent Records of All Complaints
3. Annual Inspections and Increased Law Enforcement for STR's
4. The minimum rental should be for three (3) nights.
5. 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.
6. 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.
7. 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.
8. 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.
9. County Health Department should make sure the homes can manage the increased use. Some STR's are located on properties with septic systems that were not designed for large occupancies or "hotel use" but rather were designed for single-family home use. With more than seven (7) occupants present, the septic system will likely become overloaded and present an environmental and health hazard including the failure of the septic system and contamination of local groundwater.

Short Term Rental Occupancy And Quantity Must Be Capped

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.

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.

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.

24-hour Complaint Hotline with Permanent Records of All Complaints

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.

Annual Inspections and Increased Law Enforcement for STR's

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.

Thank you for taking my thoughts into consideration when you are updating the short term rental ordinance. We love living in Riverside county and think with these added rules can live with short term rentals in our area.

Sincerely,

Michael Cachat
951-764-6955

From: Planning
Sent: Monday, April 11, 2022 10:57 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>

From: Brock, Robyn <RBrock@RIVCO.ORG>
Sent: Monday, April 11, 2022 10:55 AM
To: Planning <Planning@RIVCO.ORG>
Subject: FW: Short Term Rentals

From: Jim McGettigan <jpm021@icloud.com>
Date: Monday, April 11, 2022 at 7:05 AM
To: District3 Information <D3Email@RIVCO.ORG>
Subject: Riverside County District 3: Contact Form submission: Short Term Rentals

Submitted on Mon, 04/11/2022 - 07:05

Submitted values are:

Your Name
Jim McGettigan

Your Email
jpm021@icloud.com

Subject
Short Term Rentals

Message

Dear Chuck Washington

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I stand up for a solid ordinance that supports well-run permitted STRs. Burdensome, overly strict regulations that don't address the source of the problem only harm good businesses and do little to resolve the issues. I support VRON's position on the following items:

Occupancy

The maximum overnight occupancy in the proposed draft ordinance 927.1 is not reasonable for my property and would dramatically reduce the nights I am able to book as well as the price per night.

Please adopt VRON's more reasonable occupancy maximums:

One (1) person per every two hundred (200) square feet of building area with max occupancy:

1+ Acre lots Max Occ = 24.

Lots smaller than 1 acre Max Occ = 16

Special Variances for Unique properties will be considered

Nuisance complaints caused by STRs are the result of poor management and not occupancy limits.

Visible STR Identifying Signage

Signage with contact information by a permitted STRs will not solve nuisance issues and the information required to be posted on the sign is redundant since the county already has it. A sign notifying the public that a home is an STR and thus vacant per an online calendar, will attract crime and endanger STR maintenance and housekeeping staff who, in many cases, bring their small children to work.

On-Site County Inspections

VRON is opposed to on-site inspections. Inspections are not needed to determine whether the intended Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations. Photos to confirm safety compliance and/or Short Term Rental insurance verification may be required instead of an on-site inspection.

Minimum Night Stay

One-night stays should continue to be allowed. These guests are mostly families passing through the area. They often come back for longer stays after staying just one night. Also, removing one-night stays

will reduce my housekeeper's income by as much as 25%.

Self-Reporting of Complaints

The Responsible Operator should not need to report a complaint that has been resolved within 60 minutes to the planning department. Only complaints that are not resolved or resolved in more than 60 minutes should be reported to the planning department.

EVENTS

VRON recommends that STRs should follow the same regulations for Temporary Events that non-STR properties must comply with per Ordinance 348.

Please support my position and VRON RC's positions regarding the Short-Term Rental Ordinance 927.1.

I appreciate your time and your support of Short-Term Rentals in Riverside County.

Sincerely,

James P. McGettigan
Gregory J. Olson
53600 Rocky Way Idyllwild, CA

-- This e-mail was sent from a contact form on Supervisor Chuck Washington - Riverside County District 3 Supervisor (<http://supervisorchuckwashington.com>)

From: Planning
Sent: Tuesday, April 12, 2022 7:19 AM
To: Jones, Steven
Subject: FW: Short term rentals in wine country

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://enterpriseegis.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: ducklo9@aol.com <ducklo9@aol.com>
Sent: Monday, April 11, 2022 7:15 PM
To: District3 Information <D3Email@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; district2@rivco.or; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; JHildebr@rivco.or; Planning <Planning@RIVCO.ORG>
Subject: Short term rentals in wine country

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.

John Hildebrand, Planning Director, Riverside County Planning Department, 4080 Lemon Street – 12th Floor, Riverside@aol.com, Ca. 92502-1629

Re: Temecula Wine Country Zoning and Short-Term Rentals, Dear County Planners and Supervisors:, I am writing in reference to Temecula Wine Country and Short-Term Rental Draft Ordinance 927.1. For the following reasons, I would like to state why short-term rentals in Temecula Wine Country residential areas should not be allowed, Per the County of Riverside General Plan, Southwest Area Plan, GPA No. 1077 Appendix Q, there are three Districts established for the Temecula Valley Wine Country Policy Area (map attached):, • Winery - WC-W and WC-WE, • Equestrian - WC-E, • Residential – WC-R, As cited in the above noted General Plan, policies were specified to “protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique area.”, “Per the Southwest Area General Plan No. 1077, the following is the description for Wine Country - Winery District and Wine Country Residential District:, Wine Country – Winery District.The Primary purpose of the

Winery district is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry, Wine Country – Residential District..... The purpose of the Residential District is to encourage PERMANENT estate lot residential stock in this region to balance the tourism related activities, SWAP 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.”, Per County of Riverside Ordinance No. 348.4791, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside in Wine Country:, Section 14.98 – Authorized Uses, Wine Country – Residential (WC-R) Zone:, •

Allowed Uses: The following are allowed:, •

One-family dwelling, •

CONDITIONALLY PERMITTED USES WITH A PLOT PLAN, The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance, •

In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator@aol.com, or employee of the farming operation as a one family dwelling provided that: The dwelling is not rented or offered for lease, As residents of Temecula Wine Country, we are aware that the Winery District is an area devoted to tourism. We accept the additional traffic, commercial activities and expansion that comes with growth of the Winery District. We do not accept the inundation of STR tourists in Wine Country residential areas, As noted in the General Plan, the purpose of the Residential District and permanent estate lot residential stock in this region is to balance the tourism related activities created by the Winery District, not create an additional transient activity. Note the important words “to balance the tourism related activities”. STR’s by nature are transient and do not balance the tourism, they add more transients to the community! The authors who crafted the original Plan, were aware that a community with an entirely transient population, isn’t a community at all. By allowing STR’s in the Wine Country Residential District, you are negating the very purpose of the well-crafted existing Plan!, I believe you are in direct violation of the Temecula Wine Country Zoning and Community Plan. As such, please add an exception stating STR’s are not allowed in the areas zoned WCR. Additionally once STR permitting is established in the County, all existing short-term rentals in Wine Country Residential WCR (which are currently in violation of the community plan) shall not be granted permits,

In addition, I, in accordance with county regulation governing residential zones, am prohibited from operating a business out of my home. I am prohibited from operating a boutique winery tasting room or any other form of any business in a residential area. STR are no different. They bring increased traffic and disruptions to residents, amplified noise, garbage, loss of night sky and strangers to quiet communities where resident raise their children. Road traffic is exponentially increased. Is the county prepared to maintain the roads so emergency vehicles can drive on them? When I built my home I was required to have a 20 ft driveway and full turnaround for fire department vehicles. Parking 12 vehicles in a fire turnout prohibits emergency vehicles access and is a direct threat to the safety of our communities. I have read nothing in the new proposal directed at meeting the needs of residents. I see more money for the county and the residents left to baby sit non-resident business owners. In an effort to preserve our beautiful wine country, we need to ban all short term rentals within residential areas. If I wanted to invest my retirement in a resort style life, I would have invested in Cabo. Sincerely, Jenifer Boldt

From: Planning
Sent: Thursday, April 7, 2022 9:20 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Short-Term Rental Ordinance - Available for public review and comment

Follow Up Flag: Follow up
Flag Status: Flagged

Question and 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://enterprise.rivco.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: Thursday, April 7, 2022 9:16 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Re: 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.

When will this go into effect?

Thank you!

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

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: Planning
Sent: Thursday, April 7, 2022 11:53 AM
To: Jones, Steven
Subject: FW: Suggested Revisions to Ordinance 927.1
Attachments: Ordinance 927.1 Revision Suggestions.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: Mary Meredith <mmeredith@tvusd.us>
Sent: Thursday, April 7, 2022 11:31 AM
To: District3 Information <D3Email@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>
Cc: larry meredith <asuwwrestle@gmail.com>; Mary Meredith <mmeredith@tvusd.us>
Subject: Re: Suggested Revisions to Ordinance 927.1

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Dear Supervisor Washington and Planning Commissioner Hildebrand,

It is with much prayerful consideration that we are writing to you two gentlemen today. Our family, like many others, made this beautiful valley our home in the 1980's. We have seen many changes and, for the most part, good changes and growth.

The most recent change in the explosion of STRs in Wine Country is a big concern to us. Our once peaceful and serene home has sadly become a place where we often lose sleep and are left to contend with some noisy visitors who treat our beautiful area with a "whatever happens in Temecula, stays in Temecula" party mentality.

As the 2016 Ordinance 927 is being revised, we would like the attached suggestions to be considered in the revision process.

Thank you for taking the time to review our recommendations, Should you have any questions, please feel free to contact us.

Larry and Mary Meredith

Statement of Confidentiality: The contents of this e-mail message and any attachments are intended solely for the addressee. The information may also be confidential and/or legally privileged. This transmission is sent for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction, or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail and delete this message and its attachments, if any.

E-mail is covered by the Electronic Communications Privacy Act, 18 USC SS 2510-2521 and is legally privileged.

From: Planning
Sent: Monday, April 4, 2022 7:53 AM
To: Hildebrand, John; Jones, Steven
Subject: FW: Temecula Wine Country STR's vs Napa Valley

Follow Up Flag: Follow up
Flag Status: Flagged

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://enterprise.rivco.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: tricia kuehl <tricia.kuehl@outlook.com>
Sent: Friday, April 1, 2022 12:15 PM
To: Planning <Planning@RIVCO.ORG>
Subject: Temecula Wine Country STR's vs Napa Valley

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Due to the overwhelming saturation of Short Term Rentals in Temecula Wine Country Residential (WC-R), all STR's should be banned in the residential zone of Temecula Wine Country. Since the Napa Valley region also had major issues with STR's they took steps to ban STR's in all residential zones and are still a thriving tourist area.:

Napa - banned less than 31 day stays without vacation rental permit. Only 41 permits for non-hosted rentals are issued, the rest are on a waiting list
Calistoga - banned stays less than 30 days in residential zone
Sonoma - no STRs allowed except for reuse of historic structures.
Healdsburg - banned in residential zone, commercial zone okay
St Helena - only 25 rental permits issued at a time
Yountville - banned stay less than 30 days in residential area.

Since our local cities such as Temecula, Murrieta, Menifee and Lake Elsinore have either banned or placed limitations on STR's, all the short term rentals have been pushed out to Wine Country Residential. The quality of life is being ruined out in the residential area due to this influx. Allow them in the Winery district area , but not the Wine Country residential district area.

Thank you from a very concerned Wine Country Resident
Tricia Albers Kuehl

From: Planning
Sent: Monday, March 28, 2022 8:57 AM
To: Hildebrand, John; Jones, Steven
Cc: tricia.kuehl@yahoo.com
Subject: FW: Temecula Wine Country and STR Ordinance 927.1

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: tricia kuehl <tricia.kuehl@yahoo.com>
Sent: Friday, March 25, 2022 9:17 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Temecula Wine Country and STR Ordinance 927.1

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- I am writing in reference to Temecula Wine Country and Short-Term Rental Draft Ordinance 927.1. For the following reasons, I would like to state why short-term rentals specifically in Temecula Wine Country residential areas should not be allowed.

Per the County of Riverside General Plan, Southwest Area Plan, GPA No. 1077 Appendix Q, there are three districts established for the Temecula Valley Wine Country Policy Area (map attached):

- Winery - WC-W and WC-WE
- Equestrian - WC-E
- Residential – WC-R

As cited in the above noted General Plan, policies were specified to “*protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the **distinctive character of this unique area.***”.

Per the Southwest Area General Plan No. 1077, the following is the description for Wine Country Residential District:

*The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. **The purpose of the Residential District is to encourage PERMANENT estate lot residential stock in this region to balance the tourism related activities.***

*SWAP 1.19 **Encourage residential development** that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.*

Per County of Riverside Ordinance No. 348.4791, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside in Wine Country:

Section 14.98 – Authorized Uses, Wine Country – Residential (WC-R) Zone:

A. Allowed Uses: The following are allowed:

1. One-family dwelling.

B. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.

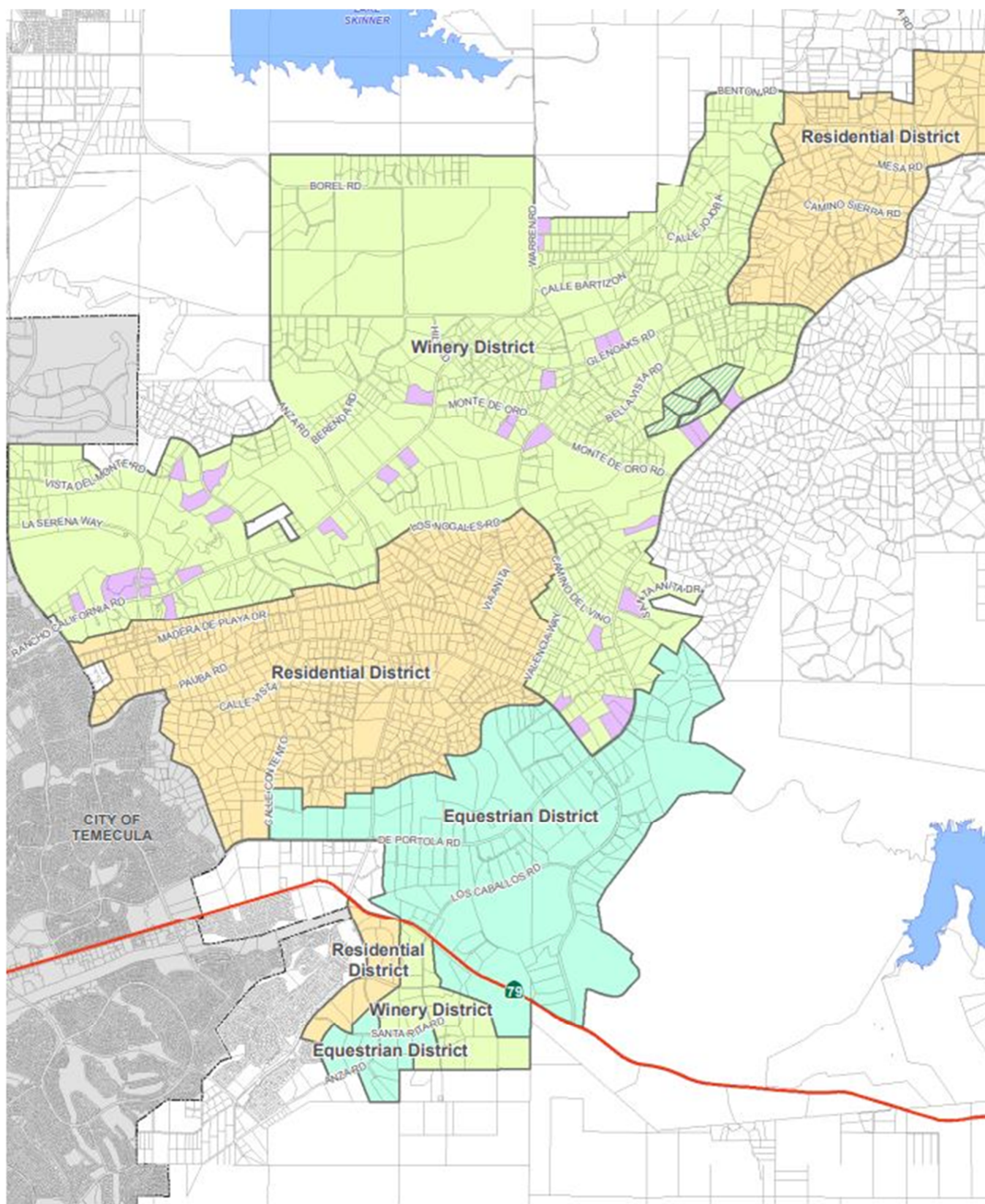
The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

*1. In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator, or employee of the farming operation as a one family dwelling provided that: **The dwelling is not rented or offered for lease.***

As residents of Temecula Wine Country, we are aware that the Winery District is an area devoted to tourism. We accept the additional traffic, commercial activities and expansion that comes with growth of the Winery District. We do not accept the inundation of tourists in Wine Country **residential areas** in the form of short-term rentals. As noted in the General Plan, the purpose of the Residential District and permanent estate lot residential stock in this region is to balance the tourism related activities created by the Winery District, not create an additional transient activity.

I believe for these (3) established mandates, you are in direct violation of the Temecula Wine Country Zoning and Community Plan. As such, please add an exception stating no STR's are allowed in the areas zoned WC-R. Additionally once STR permitting is established in the County,

all existing short-term rentals in Wine Country Residential WC-R (which are currently in violation of the community plan) shall not be granted permits.



Data Source: Riverside County

Sincerely

Tricia Kuehl

Wine Country Residential Resident

From: Planning
Sent: Monday, March 28, 2022 8:52 AM
To: Hildebrand, John; Jones, Steven
Cc: ann@pitmorgroup.com
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: Ann Morrison <ann@pitmorgroup.com>
Sent: Friday, March 25, 2022 8:22 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.

Thank you for taking steps to better manage short-term rentals in our county. The draft ordinance has several much-needed restrictions on short-term rentals, especially in unincorporated areas such as Idyllwild. However, there are serious gaps in the proposed regulations that need to be included in the final version of the ordinance. The guidelines and procedures for short-term rentals are certainly an improvement over the current situation, but the lack of enforcement is a problem and could make the new guidelines/procedures no more than window dressing.

In an unincorporated area such as Idyllwild, described as a "hot spot" for short-term rentals, more enforcement at the local level is critical to preserve the safety and peaceful existence of the community. Fees and fines need to be specified, and they need to be at an effective level. Enforcement teams are also needed, not just the oversight of a company based in San Diego. Also, more restrictions are needed on the number/percentage of short-term rentals allowed in Idyllwild, as well as any other unincorporated area that may be saturated with short-term rentals to preserve our neighborhoods. Inspections during the application process are a step in the right direction, but density limits are also needed.

In short, the procedures included in the draft ordinance are simply not adequate to deter home owners and property managers from abusing the market for short-term rentals. More specific provisions must be included regarding enforcement procedures, fines and penalties for violations, and limits on density. Please help us keep our Idyllwild community safe, peaceful, and friendly.

Thank you for your consideration.

Ann Morrison

From: Planning
Sent: Wednesday, April 6, 2022 2:57 PM
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>

From: Mara Schoner <maraschoner@gmail.com>
Sent: Wednesday, April 6, 2022 1:39 PM
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.

Dear Commissioners,

I am writing with regards t short term rentals in Riverside County, specifically in Idyllwild / Pine Cove area where we have become overrun in STR's in recent years.

While I have friends who run legal STR's that do not causes nuisances or dangers to the community, I believe there are a few issues that make some or most STR's in our area untenable:

- There are too many! Long term rental housing is so limited and expensive that even our restaurants are unable to find employees. Many families, some who have lived on the mountain for generations, have had to move

because of a lack of housing. Let's cap the number to 10% of the total homes in the town.

- Wildfire is a major risk on the mountain and there are far too many illegal outdoor fires (BBQ or otherwise) lit by people who are unfamiliar with the extreme fire risk. The lack of oversight of these fires puts the lives and properties of the entire community at great risk.
- Noise ordinances are not enforced in many of the STR's, disrupting the neighborhoods. This is especially the case with STR's that have a large number of bedrooms (people rent the places as party houses) or owners that do not properly vet their renters / guests.

Thank you for considering these points.

Best regards,

Mara Schoner

From: Brian Tracy <brianmtracy@gmail.com>
Sent: Thursday, March 24, 2022 7:34 PM
To: Jones, Steven
Cc: Planning
Subject: Fwd: estimates of revenue for STRs

Follow Up Flag: Follow up
Flag Status: Flagged

Steven, as a follow up to my email below here is an excerpt from today's Desert Sun article detailing the STR situation in Palm Springs. Note that PS has 6.6% of it housing stock as STR's. La Quinta is at 5%. With the registered only STR's we have here in Idyllwild/Pine Cove approximately 10% (350). Add in the 250 unregistered STR's our group has thoroughly documented from online advertising and that is 600 STR's or a whopping 16.7% of our total housing stock. STR's are decimating our neighborhoods and our way of life. THIS is why we are asking for a very reasonable 10% cap on STR's for our community in the new ordinance. Please pass this along to the commissioners and supervisors.

Thank you,

Brian M Tracy

"Palm Springs has released a new study with a slew of data on short-term vacation rentals in the city.

The report includes some of the most comprehensive statistics on total vacation rental numbers, the density of vacation rentals by neighborhood, complaint calls and more compiled by the city to date. It was released on Thursday ahead of a city council study session about vacation rentals that will be held on Tuesday.

Vacation rentals have become an increasing source of controversy in Palm Springs and other tourism-heavy cities with proponents arguing they allow homeowners to generate income and bring in tax revenue for cities, while opponents decry negative impacts they can have on the already strained housing supply and neighbors' quality of life.

Vacation rentals make up 6.6% of housing stock

Palm Springs, which has long been the Coachella Valley's largest short-term rental market, had just under 2,300 registered vacation rentals and home shares at the end of last year, according to the report, comprising 6.6% of the city's total housing stock. Of those 2,220 are vacation rentals and 68 are home-shares. The city defines a home-share as a situation where an owner is hosting guest stays of 28 consecutive days or less and is present during the entire stay.

The 6.6% figure is higher than other desert cities such as La Quinta, which had roughly 1,150 vacation rentals representing just under 5% of the city's housing stock as of mid-March, according to a Desert Sun analysis of city and U.S. Census Bureau data. It is lower, however, than other markets such as Idyllwild, which saw registered vacation rentals comprising nearly 9% of total housing stock last fall."

Begin forwarded message:

From: Brian M Tracy <brianmtracy@gmail.com>
Date: March 24, 2022 at 2:28:32 PM PDT
To: "Jones, Steven" <SJones@rivco.org>, Diane Darcy <dianedarcy7@gmail.com>
Subject: Re: estimates of revenue for STRs

Thank-you, Steven. What time does the PC Hearing start on 4/20?

Also, I have reviewed the draft ordinance and have the following comments:

1) Please consider **A ban on outdoor amplified noise and outdoor fires**. In the current draft these items are not banned. Noise from STR's is the biggest headache up here as I'm sure others have told you and fire, well...we cannot be secure enough about that in our community.

2) **Local enforcement**. Please provide Idyllwild/Pine Cove with an in-town, on the hill STR enforcement office that will oversee inspections, document issues and be available to act on noise, outdoor fires and parking issues 24/7. Having one in Hemet from 8-5 Monday – Friday really does us no good.

3) **A cap on the number of STRs**. A cap will reduce the number of poorly managed STRs and reduce the number of residents that are surrounded by STRs and make us all safer in case of fire evacuations. We only have 3,600 homes up here with very little to no vacant land to add more. So for every unit that becomes an STR that is one more home that is lost to the community. We suggest no more than 10% of our total housing stock or 350 STR's which is just about the number of registered STR's presently.

4) **Non-county road STR phaseout.** Many of our roads are single-lane, steep roads with sharp turns that the county does not maintain. These tiny roads create dangerous situations for residents and STR renters alike.

Thank-you,

Brian M Tracy

From: Steven Jones <SJones@Rivco.org>
Date: Thursday, March 24, 2022 at 12:26 PM
To: "brianmtracy@gmail.com" <brianmtracy@gmail.com>, Diane Darcy <dianedarcy7@gmail.com>
Subject: RE: estimates of revenue for STRs

Thanks for your email.

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

Folks, are you on this department's newsletter mailing list?
https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249

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

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Wednesday, November 10, 2021 1:45 PM
To: Diane Darcy <dianedarcy7@gmail.com>; Jones, Steven <SJones@Rivco.org>
Subject: Re: estimates of revenue for STRs

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.

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

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[County of Riverside California](#)

From: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:47 AM
To: Jones, Steven
Cc: Planning
Subject: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

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. Steven Jones,
I have attached a copy of a letter that I have sent to the County Supervisors. It is for your information.

Thank you very much,
John Santoro

From: Marina <jpsantoro@verizon.net>
Sent: Monday, April 4, 2022 10:51 AM
To: Jones, Steven
Cc: Planning
Subject: OWNER: Short Term Rental Ordinance 927.1
Attachments: Letter to Supervisor, Short Term Rental Ordinance 927.1.docx

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. Steven Jones,
I have attached a copy of a letter that I have sent to the County Supervisors. It is for your information.

Thank you very much,
Marina Santoro

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Friday, March 25, 2022 1:07 PM
To: Jones, Steven
Subject: On Maternity Leave till mid-May RE: FW: Q about timeline for comments on Draft Ord. 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi,

I am out on maternity leave until approximately May 16, 2022. I will not be checking any email received between now and then, so if you need assistance from Hipcamp, please forward your email to or be in touch with the following staff members:

- **Cassandra Prenn-Vasilakis**, Government and Community Relations Manager, cassandra@hipcamp.com
- **Mason Smith**, Head of Government and Community Relations, mason@hipcamp.com

Thanks,
Michal Rosenoer

--

Michal Rosenoer
Government and Community Relations Manager
(719) 215 9589
Pronouns: she/her/hers
[Pronunciation help for Michal here](#)
HIPCAM

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Thursday, April 7, 2022 1:16 PM
To: Jones, Steven
Subject: On Maternity Leave till mid-May RE: Reschedule: Q about timeline for comments on Draft Ord. 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.

Hi,

I am out on maternity leave until approximately May 16, 2022. I will not be checking any email received between now and then, so if you need assistance from Hipcamp, please forward your email to or be in touch with the following staff members:

- **Cassandra Prenn-Vasilakis**, Government and Community Relations Manager, cassandra@hipcamp.com
- **Mason Smith**, Head of Government and Community Relations, mason@hipcamp.com

Thanks,
Michal Rosenoer

--

Michal Rosenoer
Government and Community Relations Manager
(719) 215 9589
Pronouns: she/her/hers
[Pronunciation help for Michal here](#)
HIPCAMP

From: Perez, Alexis
Sent: Friday, April 8, 2022 9:36 AM
To: Jones, Steven
Subject: Ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Mr. Jones,

Hope all is well. I have a constituent inquiring about ordinance 927. Please let me know if you can assist.

Sarah Quinney
P: 818-261-5318
SQ6@VERIZON.NET

Question:

- Has there been any changes to the ordinance draft 927?

Thank you,



FOURTH DISTRICT SUPERVISOR
**V. MANUEL
PEREZ**
COUNTY OF RIVERSIDE

Alexis Perez
Board Assistant
Office of Supervisor V. Manuel Perez
Board of Supervisors
County of Riverside

W. 760-863-8211 F. 760-863-8905
73710 Fred Waring Drive, Ste. 222, Palm Desert, CA 92260

RivCo4.org



From: Ortega, Julie
Sent: Monday, March 28, 2022 8:05 AM
To: Jones, Steven
Subject: RE: 927 Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

No, they can contact Cal Fire.

Respectfully,

Julie Ortega

Executive Assistant I – TLMA Code Enforcement
County of Riverside Code Enforcement Administration
Assistant to Robert “Bob” Magee – Director
Assistant to Mary Ortiz, ASM – Administration Manager
4080 Lemon St, 12th Floor
Riverside, CA 92501
Desk: (951) 955-0536
Cell: (951) 232-7281
JuOrtega@rivco.org



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[How are we doing?](#)

Follow us on Social Media!



From: Jones, Steven <SJones@Rivco.org>
Sent: Thursday, March 24, 2022 2:11 PM
To: Code <Code@RIVCO.ORG>
Subject: FW: 927 Ordinance

Please advise: is there a valid complaint that could be lodged for smells/fumes coming from items being burned in a fireplace?

See below for more information.

Thanks in advance.

From: curt rose <firecrewcapt@yahoo.com>
Sent: Friday, November 5, 2021 7:14 PM
To: Jones, Steven <SJones@Rivco.org>; Me <firecrewcapt@yahoo.com>
Subject: 927 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.

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 too 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 convenience, to someone in the county government. Please help.

Thank You,
Curt Rose

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Diane Frank

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

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information [here](#).

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

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

Hello Steven,

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

As an example, our neighbor at 37720 Spring Valley Road, designated residential, with 5 acres adjacent to our property in the west, has put in two 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 overflowing and trash blowing
- No grandfathering of current short term rentals...they either remove RVs et al or over the limit residences or no permit is granted for the one permanent residence
- No RV parks on residential property as short term rentals
- Put some teeth into the regulation rather than feeling sorry for property owners who just want to make extra \$\$\$

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

Diane Frank

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[County of Riverside California](#)

From: Francis Hawkings <francis@plainsong.us>
Sent: Sunday, April 3, 2022 9:51 AM
To: Jones, Steven
Cc: Supervisor Jeffries - 1st District; District3 Information; District 4 Supervisor V. Manuel Perez; District5; Office of 2nd District Supervisor
Subject: Re: Comments on Draft Ordinance 927.1 - particularly signage, section 8(T)

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.

I would like to offer a follow-up comment on the signage provision in the March 1, 2022 version of draft ordinance 927.1, since the signage provision is still in the draft (section 8 (t)). I set out my objections to the signage provisions in my earlier email, below.

Since the provision is still in the draft ordinance and since I understand the arguments in favor of it, I would like to offer two possible ways for a compromise (there could be many more, of course):

- The first would be to have the central, 24-hour Code Enforcement Department provided for in the draft ordinance hold a register of all the Responsible Operators and other details; then locals would know a single number to call and each home would not need to have its details listed on a sign;
- A second would be to amend the draft ordinance so that signs were required only while the property was actually being rented.

Thank you.
Francis Hawkings

On 1/13/2022 8:05 PM, Francis Hawkings wrote:

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: Marilyn Taylor <me@marilynntaylor.com>
Sent: Thursday, April 7, 2022 1:20 PM
To: Jones, Steven
Subject: Re: County of Riverside Short Term Rental Update

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven,

I wanted to send my write up again so it is fresh in your mind since it doesn't seem like it was integrated in to the new policies yet.

Below are my suggestions regarding including mobile & manufactured homes on leased land as eligible for STR permits. There are many mobile home / RV resorts in the county of Riverside that are designed for snowbirds, 2nd home owners and transients with a small portion of full time residents. The owners of these resorts have the same interests in mind as the county to preserve the culture of their communities and full time residents, allowing for affordable housing while catering to those who want a "getaway" using the resort facilities and amenities such as hot springs pools, saunas and winter activities.

To reiterate my initial suggestions

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.

SUGGESTIONS TO ALTER THE CURRENT DRAFT ORDINANCE:

OPTION 1

For tiny homes, park models, mobile or manufactured homes on leased land located in a resort community, the owner of the home would be eligible for a permit provided that the owner of the resort or parcel of land has provided written authorization for STR activity.

OPTION 2

Owners of a parcel of land [in unincorporated areas within the county] containing a resort community made up of tiny homes, park models, mobile or manufactured homes on leased lots, may apply for an

umbrella short term rental permit with the county. The owner of the resort would be responsible for managing short term rental activity within their own community and any violation complaints (noise or otherwise) would be under their jurisdiction and not the county of riverside.

*Benefit of this is that it eliminates the county from managing any violations or complaints.

BENEFIT TO THE COUNTY

The entire county of Riverside can work with Airbnb and VRBO to automatically collect lodging taxes on every booking for these listings inside of the resort communities. This would allow the County of Riverside to collect taxes they currently are not earning, increasing revenue without the burden of policing these communities, or the ability to police the communities in the case of Option 1.

I remain hopeful that your committee will consider these changes!

Sincerely

Marilynn Taylor

BnB & DIY Design Coach

The **TAYLORED HOME**

www.MarilynnTaylor.com

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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: Marilyn 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**

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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) -

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: Marilyn 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

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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](https://www.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

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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

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tube.png>

From: MELISSA WILSON <meldesigns@mac.com>
Sent: Monday, March 28, 2022 8:12 AM
To: Jones, Steven
Subject: Re: Ordinance 927 - thoughts for solutions

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you

On Mar 25, 2022, at 12:58 PM, Jones, Steven <SJones@Rivco.org> wrote:

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249

Check the latest update information [here](#).

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

From: MELISSA WILSON <meldesigns@mac.com>
Sent: Wednesday, July 21, 2021 8:50 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: Ordinance 927 - thoughts for solutions

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you receive them from a known sender.

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 too 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

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County of Riverside California

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

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you! I signed up for the mailing list.

If I can share a couple more thoughts:

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

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

Thank you for taking the time to read this!

Warmly,

Jessica

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

Thanks for your email.

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

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

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

From: Jessica Cohn <cohn.jessica@gmail.com>

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

To: Jones, Steven <SJones@Rivco.org>

Subject: Ordinance 927

Hello Mr. Jones,

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

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

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

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

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

Thank you,

Jessica

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[County of Riverside California](#)

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

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

Thank you,
Jim Sappington

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

Not too late.

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



From: Jim Sappington <jrsappington@gmail.com>

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

To: Jones, Steven <SJones@Rivco.org>

Subject: Re: Ordinance 927.1

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Jim Sappington

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

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

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

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

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

<pastedImagebase640.png>

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

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

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

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

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

Regards,
Karen Taucher

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

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

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information [here](#).

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

From: Karen Taucher <krntchr@gmail.com>

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

To: Jones, Steven <SJones@Rivco.org>

Subject: Re: Ordinance 927.1

Dear Mr. Jones,

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

Regards,

Karen

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

Dear Mr. Jones,

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

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

Karen

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[County of Riverside California](#)

From: Steve Shaw <sshaw247365@gmail.com>
Sent: Thursday, April 7, 2022 1:30 PM
To: Jones, Steven
Subject: Re: Ordinance 927.1.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Principal Planner Jones:

Yes, this is correct property, without a doubt. Perhaps you can contact them directly; I have no way to do so.

This same property had additional problems this winter. The owner failed to turn off the water at the main while the property was not occupied during cold weather. The pipes froze and burst, causing thousands of gallons of water to flood out. This happened not once, but twice. The Pine Cove Water District informed me that the loss was over 200,000 gallons. While the owner might have to pay for the water, it is lost forever. As you know, we are in a severe drought. Pine Cove gets its water from local wells. This type of behavior by STR owners is obviously unacceptable! I do my best to abide by the Stage Two water conservation measures that are in effect in Pine Cove while I watch water from the STR flood down the road...

Please do your best to contact the owner about his, and his "guests" conduct. Perhaps he will listen to you.

Thank you very much, from a very frustrated neighbor.

Steve Shaw

On Apr 7, 2022, at 12:02 PM, Jones, Steven <SJones@Rivco.org> wrote:

The only Jeremy listed in the registrants for short term rentals is for an unassigned address on approximately 3.67 acres adjacent to Fern Land Drive. This property was cited for short term rental operational requirements violation(s) and the case ([CVOF210036](#)) was closed. I'm not sure if this is the same property.

See [here](#) for more information or [report a violation](https://rctlma.org/ce/Report-a-Violation) (<https://rctlma.org/ce/Report-a-Violation>).

If you provide confirmation of the address, APN or other property identification, I can have our Code Enforcement Team look into the location, if they've not already initiated proceedings to abate violations. Be advised that trespassing may not be immediately observed or responded to since that falls outside of the scope of the operational requirements specifically for that use. Though related, authority may extend to the Deputy Sheriffs.

Alternatively, direct contact may be an option if I have the right property and owners.

Thanks for your email.

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

Please join this department's newsletter mailing list to be notified of land use and zoning issues in unincorporated Riverside County.

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249

Check the latest update information here.

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

Kind Regards,
Steven Jones
(951)955-0314

From: Steve Shaw <sshaw247365@gmail.com>

Sent: Thursday, May 13, 2021 10:12 AM

To: Jones, Steven <SJones@Rivco.org>

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.

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 losing 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 is 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

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[County of Riverside California](#)

From: Mark Baker <shknbk13@hotmail.com>
Sent: Thursday, April 7, 2022 11:31 AM
To: Jones, Steven
Subject: Re: Ordinance 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

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Thanks, Steven, for getting back to me... we already have our STR permit in place, but now the tax collector seems to have lost us - twice!!! I innocently assumed that since the permit was issued, the occupancy tax form had been processed also...

Hopefully, that gets resolved shortly as well as we are trying to do things properly. But since the assessor didn't have us registered, AirBnB didn't collect the tax as they had no way to pay it, and then when we've attempted to fix AirBnB they declined as they don't service cities... so we had to prove we are unincorporated and now are in hurry up and wait mode for both of them!!! Shouldn't be this complicated...

Thanks again, and have a good day

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

On Apr 7, 2022, at 10:46 AM, Jones, Steven <SJones@rivco.org> wrote:

Mark,

If you haven't already, you may file for a short term rental certificate here -
<https://www.rctlma.org/shorttermrentals>.

- 1) Board of Supervisors Report
- 2) Ordinance 927
- 3) Good Neighbor Brochure 2018 revised
- 4) Short Term Rental Application - Homeowner
- 5) Short Term Rental Application - Management Company
- 6) New Property Listings - Management Company
- 7) Transient Occupancy Registration Certificate

Thanks for your email.

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

Join this department's newsletter mailing list.

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249

Check the latest update information here.

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

Kind Regards,
Steven Jones
(951)955-0314

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

From: Mark Baker <shknbk13@hotmail.com>

Sent: Friday, May 14, 2021 1:53 PM

To: Jones, Steven <SJones@Rivco.org>

Subject: Ordinance 927.1

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

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[County of Riverside California](#)

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Friday, March 25, 2022 10:13 AM
To: Jones, Steven
Subject: Re: Ordinance 927

Follow Up Flag: Follow up
Flag Status: Flagged

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Thanks Steven.

Sounds good and no, I will get on the mailing list.

Diane

> On Mar 25, 2022, at 10:11 AM, Jones, Steven <SJones@Rivco.org> wrote:

>

> Thanks for your email. Patio speakers in any location, and all amplified sound, should be kept below the maximum decibels specified.

>

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

>

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

>

> [https://urldefense.com/v3/__https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249__;!!JTyGX330HN5x6Ko!T27_hisHClbhu4kcWhsHIU83boZeuGBC0Pg6De8T2NiFxW7j6wM4F8dREYIYsA\\$](https://urldefense.com/v3/__https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249__;!!JTyGX330HN5x6Ko!T27_hisHClbhu4kcWhsHIU83boZeuGBC0Pg6De8T2NiFxW7j6wM4F8dREYIYsA$)

>

> Check the latest update information here.

> [https://urldefense.com/v3/__https://planning.rctlma.org/Advance-Planning/348UPD__;!!JTyGX330HN5x6Ko!T27_hisHClbhu4kcWhsHIU83boZeuGBC0Pg6De8T2NiFxW7j6wM4F8fW1lurMQ\\$](https://urldefense.com/v3/__https://planning.rctlma.org/Advance-Planning/348UPD__;!!JTyGX330HN5x6Ko!T27_hisHClbhu4kcWhsHIU83boZeuGBC0Pg6De8T2NiFxW7j6wM4F8fW1lurMQ$)

>

> -----Original Message-----

> From: Diane Hibbs <dhibbs60@gmail.com>

> Sent: Friday, July 23, 2021 6:18 AM

> To: Jones, Steven <SJones@Rivco.org>

> 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

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>

> County of Riverside California

<[https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTtGX330HN5x6Ko!T27_hisHClbh u4kcWhsHIU83boZeuGBC0Pg6De8T2NiFxW7j6wM4F8dOuwJQzA\\$](https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTtGX330HN5x6Ko!T27_hisHClbh u4kcWhsHIU83boZeuGBC0Pg6De8T2NiFxW7j6wM4F8dOuwJQzA$) >

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Sent from my iPhone
Sheila Zacker
Idyllwild Realty
BRE#01385817
C: 951.675.0715
www.sheilazacker.com

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

Thanks for your email.

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

Please join this department's newsletter mailing list to be notified of land use and zoning issues in unincorporated Riverside County.
https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249

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

Kind Regards,
Steven Jones
(951)955-0314

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

Wonderful Steven.
Thank you

Sent from my iPhone
Sheila Zacker
Idyllwild Realty
BRE#01385817
C: 951.675.0715
www.sheilazacker.com

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

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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/shorttermrentals> at (800)228-5051.

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

Steven Jones
Principal Planner
TLMA – Planning
eMail: sjones@rivco.org
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

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[County of Riverside California](#)

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Sunday, March 27, 2022 5:13 PM
To: Jones, Steven
Subject: Re: Q about timeline for comments on Draft Ord. 927.1

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Steven. I don't think I am but I will sign up shortly. I'm on maternity leave till mid May so I am including my colleagues, Mason and Cass, to continue this conversation while I am out.

Thank you for the opportunity to submit public comments - we look forward to continuing this conversation with you and the county commission.

Best,
Michal Rosenoer

Sent from my iPhone

On Mar 25, 2022, at 2:07 PM, Jones, Steven <SJones@rivco.org> wrote:

Thanks for your email.

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

Michal, are you on this department's newsletter mailing list?
https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249

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

From: Michal Rosenoer <micha@hipcamp.com>
Sent: Tuesday, July 6, 2021 12:53 PM
To: Jones, Steven <SJones@Rivco.org>
Cc: Brock, Robyn <RBrock@RIVCO.ORG>
Subject: Re: FW: Q about timeline for comments on Draft Ord. 927.1

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DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

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

Error! Filename not specified.

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

<image001.jpg>

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](#)

<image002.jpg>

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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](#)

<image002.jpg>

--

Michal Rosenoer

Government and Community Relations Manager

828 577 3541

Pronouns: she/her/hers

[Pronunciation help for Michal here](#)

<~WRD2843.jpg>

--

Michal Rosenoer

Government and Community Relations Manager

828 577 3541

Pronouns: she/her/hers

[Pronunciation help for Michal here](#)

<~WRD2843.jpg>

From: Alex Lluch <alexlluch3@gmail.com>
Sent: Monday, April 11, 2022 1:52 PM
To: Jones, Steven
Subject: Re: Questions about STRs

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven:

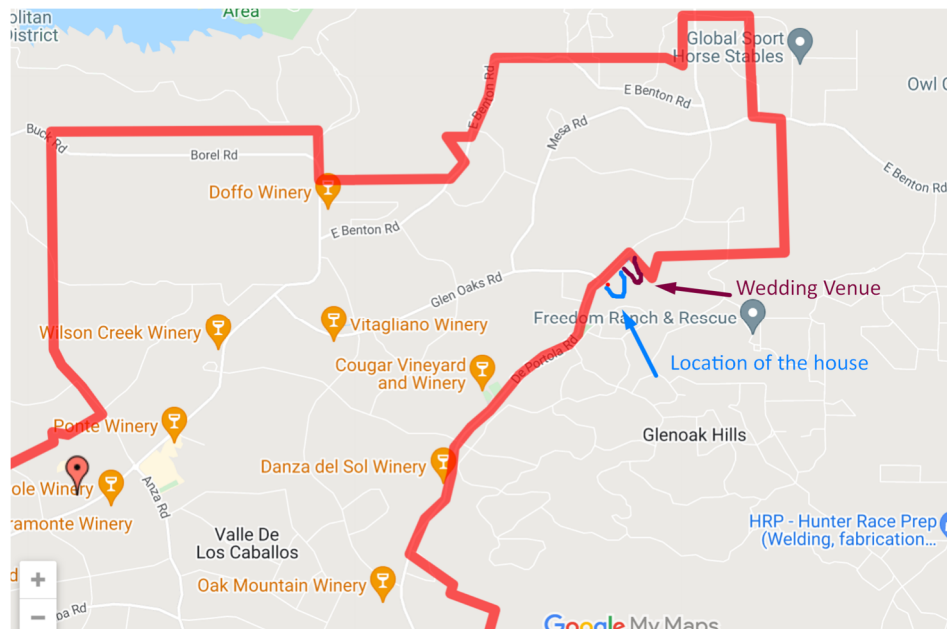
Thank you so much for answering my questions.

I was wondering if you could help me out by letting me know if the property located at 38388 Rock Creek Cir, Temecula, CA 92592 would be allowed to host weddings. It is outside Wine Country and there is a site that host wedding next door.

I would really like to know if this would be allowed and if not, what is the process to get approval to host wedding at this site.

I will really appreciate it if you could answer these questions at your earliest convenience.

Below is an image that shows the boundaries of wine country and where the house is located as well as the wedding venue.



Regards,

Alex A. Lluch
619 578 4013

On Thu, Mar 24, 2022 at 12:18 PM Jones, Steven <SJones@rivco.org> wrote:

I know we've discussed previously but I'm going through emails and following up with folks before the April 20th Planning Commission public hearing on the Short Term Rental Ordinance.

Temporary events that require no permits are limited to four within a 12-month period. Temporary events that require no permits include the parameters on property size and number of attendees and are differentiated from commercial temporary events.

Unless your 5-acre property in wine country is an entitled bed and breakfast, winery or an otherwise legally established facility for (temporary) events, what you've described below would likely be viewed as a commercial temporary event since an STR is a commercial endeavor with contractually obligated parties. Commercial temporary events are prohibited in certain zones, to include wine country.

STRs and temporary events are distinctly set apart.

Thanks,

Steven Jones

(951)955-0314

From: Alex Lluch <alexlluch3@gmail.com>
Sent: Thursday, November 11, 2021 12:38 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Questions about STRs

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 Mr. Jones:

I understand that you are the Principal Planner working on the new regulations for STRs in Wine Country.

I have purchased a 5-acre lot on Calle Campo and I am planning to build a home to be used as STR.

I understand that properties in Riverside County will now be limited to 4 Temporary Events per year.

But will a get-together in a five acres STR in wine country with 16 guests sleeping at the STR and a small group of people; i.e., 14 other friends or family members visiting the STR to hang out or to celebrate a birthday party or rehearsal dinner, etc, be considered a Temporary Event and therefore be limited to four per year at the 5 acres STR in wine country?

Or will that be allowed on a regular basis provided that we comply with all other rules such as noise, parking, etc?

I will greatly appreciate it if you can give me an answer as I need to know if it makes sense for me to proceed with my building plans.

Respectfully,

Alex A. Lluch

619 578 4013

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[County of Riverside California](#)

From: Chris Pruhsmeier <chris.pruhsmeier@gmail.com>
Sent: Wednesday, March 30, 2022 7:56 AM
To: Jones, Steven
Subject: Re: Short Term Rental Draft Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Steven, greetings from Oregon! Our big news is that we sold our house in De Luz and moved to Colorado. This has nothing to do with the HOA or the state of CA,,,just simply following the kids and grandkids and starting a new adventure. I will forward your link to the new owners, as I know they are interested in restarting the short term rental.

Cheers and thank you for being in touch!
Chris

On Fri, Mar 25, 2022 at 8:23 AM Jones, Steven <SJones@rivco.org> wrote:

Agreed.

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information [here](#).

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

From: Chris Pruhsmeier <chris.pruhsmeier@gmail.com>
Sent: Tuesday, August 10, 2021 3:23 PM

To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Short Term Rental Draft Ordinance

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: Giovanni Cosetti <giovannicosetti@gmail.com>
Sent: Saturday, March 26, 2022 7:53 AM
To: Jones, Steven
Subject: Re: Submission from Idyllwild Resident for 927.1 Upcoming Meeting/Revision

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven,

Thanks for the update. I don't know if I am on that list but will check and sign up if not. Kindly advise if you need anything additional from me.

I appreciate your efforts.

Sincerely,

Giovanni

On Fri, Mar 25, 2022 at 1:49 PM Jones, Steven <SJones@rivco.org> wrote:

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information [here](#).

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

From: Giovanni Cosetti <giovannicosetti@gmail.com>
Sent: Tuesday, June 29, 2021 4:05 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: Submission from Idyllwild Resident for 927.1 Upcoming Meeting/Revision

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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) (<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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--

Giovanni Cosetti
415-230-9770 Cell

--

Giovanni Cosetti
415-230-9770 Cell

From: Jack Podsedly <jp1gt@yahoo.com>
Sent: Monday, March 21, 2022 3:03 PM
To: Jones, Steven
Subject: Re: amendment to Ordinance No. 927

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you very much I will be on the forum

[Sent from Yahoo Mail on Android](#)

On Mon, Mar 21, 2022 at 1:27 PM, Jones, Steven
<SJones@Rivco.org> wrote:

Here's the information to speak remotely for the public hearing on April 20, 2022:

<https://forms.rivco.org/ConstituentSpeakingRequest.aspx#gsc.tab=0>

From: Planning <Planning@RIVCO.ORG>
Sent: Tuesday, March 15, 2022 8:53 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Jones, Steven <SJones@Rivco.org>
Subject: FW: amendment to Ordinance No. 927

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/Z4hK8Gwejn>

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

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[County of Riverside California](#)

From: Brian M Tracy <brianmtracy@gmail.com>
Sent: Thursday, March 24, 2022 2:29 PM
To: Jones, Steven; Diane Darcy
Subject: Re: estimates of revenue for STRs

Follow Up Flag: Follow up
Flag Status: Flagged

Thank-you, Steven. What time does the PC Hearing start on 4/20?

Also, I have reviewed the draft ordinance and have the following comments:

1) Please consider **A ban on outdoor amplified noise and outdoor fires**. In the current draft these items are not banned. Noise from STR's is the biggest headache up here as I'm sure others have told you and fire, well...we cannot be secure enough about that in our community.

2) **Local enforcement**. Please provide Idyllwild/Pine Cove with an in-town, on the hill STR enforcement office that will oversee inspections, document issues and be available to act on noise, outdoor fires and parking issues 24/7. Having one in Hemet from 8-5 Monday – Friday really does us no good.

3) **A cap on the number of STRs**. A cap will reduce the number of poorly managed STRs and reduce the number of residents that are surrounded by STRs and make us all safer in case of fire evacuations. We only have 3,600 homes up here with very little to no vacant land to add more. So for every unit that becomes an STR that is one more home that is lost to the community. We suggest no more than 10% of our total housing stock or 350 STR's which is just about the number of registered STR's presently.

4) **Non-county road STR phaseout**. Many of our roads are single-lane, steep roads with sharp turns that the county does not maintain. These tiny roads create dangerous situations for residents and STR renters alike.

Thank-you,

Brian M Tracy

From: Steven Jones <SJones@Rivco.org>
Date: Thursday, March 24, 2022 at 12:26 PM
To: "brianmtracy@gmail.com" <brianmtracy@gmail.com>, Diane Darcy

<dianedarcy7@gmail.com>

Subject: RE: estimates of revenue for STRs

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information [here](#).

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

From: Brian M Tracy <brianmtracy@gmail.com>

Sent: Wednesday, November 10, 2021 1:45 PM

To: Diane Darcy <dianedarcy7@gmail.com>; Jones, Steven <SJones@Rivco.org>

Subject: Re: estimates of revenue for STRs

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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

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

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

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

Thank you

Gary Agner

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

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information here.

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

From: Forest Realty <gary@forest-realty.com>

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

To: Jones, Steven <SJones@Rivco.org>

Subject: ordinance 927.1

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

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

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

Thank you

Gary Agner

Idyllwild California small business owner.

--

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)

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

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

Please consider the environment before printing this e-mail

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Direct 951-659-5275. Text is usually best.

www.Forest-Realty.com

BRE#01379227

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

Please consider the environment before printing this e-mail

From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Friday, March 25, 2022 9:04 AM
To: Jones, Steven
Subject: Re: short term rental ordinance question

Follow Up Flag: Follow up
Flag Status: Flagged

I am not really interested in receiving emails about every Planning Commission meeting. My email box is already overflowing with more stuff than I care to read on a daily basis without adding to it with every Riverside Co. Planning Commission meeting. I am only interested in a meeting dealing with short term rentals. Can I be put on a list in which meetings only regarding short term rentals will be sent to my email address?

Will the meeting on April 20 be online or is it necessary to drive into Riverside to attend and speak at the meeting? I did request in an earlier email that you call me about this, but I did not receive a call. I am requesting again that you call me about this so I can get some questions answered. My phone number is 951-849-2040.

Thank you for your time and attention to this request.

Lanny

Lanny Swerdlow, RN LNC
760-799-2055

On Friday, March 25, 2022, 08:51:00 AM PDT, Jones, Steven <sjones@rivco.org> wrote:

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information here.

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

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

From: Lanny Swerdlow <lannyswerdlowrn@yahoo.com>
Sent: Monday, July 26, 2021 3:24 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Re: short term rental ordinance question

I am not sure where I will be that time so please call 951-849-2040 first and if I do not answer that number then please call 760-799-2055.

Thanks,

Lanny

Lanny Swerdlow, RN
760-799-2055

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 760-799-2055.

Lanny Swerdlow, RN
760-799-2055

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 <lannyswerdlowr@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
760-799-2055

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 <lannyswerdlowr@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
760-799-2055

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County of Riverside California <

[https://urldefense.com/v3/_http://www.countyofriverside.us/_;!!JTyGX330HN5x6Ko!RQprLekx4-E-lq4tKrtwbv8leKeIjhP0OiFEXXUfGBT8AVBHFwUWHzle6EkBGA\\$](https://urldefense.com/v3/_http://www.countyofriverside.us/_;!!JTyGX330HN5x6Ko!RQprLekx4-E-lq4tKrtwbv8leKeIjhP0OiFEXXUfGBT8AVBHFwUWHzle6EkBGA$)

>

From: Jayson Matthews <lettherebejayson@gmail.com>
Sent: Thursday, March 24, 2022 5:12 PM
To: Jones, Steven
Subject: Re: "Ordinance 927"

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you, Steve. I know this is one of those situations where no end result will satisfy any party 100%, but I do hope local governments are recognizing the negative impact STRs have had. I understand they bring in great tax revenue, but that can't be allowed to supersede the quality of life for so many people.

Best
Jayson

On Thu, Mar 24, 2022 at 4:58 PM Jones, Steven <SJones@rivco.org> wrote:

Thanks for your email.

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

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

https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249

Check the latest update information [here](#).

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

From: Jayson Matthews <lettherebejayson@gmail.com>
Sent: Wednesday, September 22, 2021 6:18 PM
To: Jones, Steven <SJones@Rivco.org>
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 Sheriff 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 done 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

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[County of Riverside California](#)

From: Dennis McGuire <mcguiredarcheetect@gmail.com>
Sent: Tuesday, April 5, 2022 5:58 PM
To: Jones, Steven
Subject: Regarding Ordinance 927.1: "Airbnb routinely deploys its 'astroturf army' to combat California short-term rental regulations, critics say", but also Fuller Mill Creek Falls
Attachments: P3018426.JPG
Follow Up Flag: Follow up
Flag Status: Flagged

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Steve,

A friend of mine who now lives in the Bay Area, but who taught up here for some years in the 1980's at what was then the Desert Sun School, sent me the article below (I had to look up "astroturf army"--I had never run into the term before, but I guess it's a real thing!). Because I went to the Town Hall meeting here in Idyllwild last October, the one that was disrupted by the 10-12 people who came up from the wine country near Temecula*, I had already decided that I won't be attending the April 20 Planning Commission meeting in Riverside, out of fear that what happened at our meeting will happen again on the 20th (if you have to go to it you may want to take a stress pill first). But I did sign up for the Planning Department's Newsletter, per your recommendation (I just read that Riverside County is the fastest growing county in the state, which is unsettling, but at least I'll be able to not only stay up to date on what's going to be affecting this mountain, but the rest of the county as well--so thanks for the reference, I guess).

There are not a lot of secret places left up here, but there are still a few. One of them is Fuller Mill Creek Falls (it is probably flowing nicely about now, though it only looks like the photo below after a big rain). When this latest is behind you, if you want an afternoon escape I can show them to you--it's only a 10 minute hike up from Highway 243 and I often go up there myself to escape.

Good luck,

Dennis McGuire, Idyllwild

*I think they were afraid that "so goes Idyllwild-Pine Cove, so goes the rest of the unincorporated parts of Riverside County"--so they wanted to make as noisy a case for the STRs as possible.

<https://www.sfgate.com/travel/article/Airbnb-deploys-astroturf-army-to-lobby-17026724.php>



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23254 Coso
Mission Viejo, CA 92692

Tel (949) 285-0910

March 19, 2022

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

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

To Whom It May Concern:

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

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

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

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

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

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

Sincerely,

DANIAN M. HOPP

33700 Madera De Playa Drive
Temecula, CA 92592

March 24, 2022

SHORT TERM RENTALS (STRs) ORDINANCE 927 / TEMECULA WINE COUNTRY

Dear Board Members of Riverside County:

As owners that live on the property of a licensed Short Term Rental in Temecula Wine Country for five years, with almost 900 reviews never less than 5 stars, we feel uniquely qualified to provide some insight regarding the current project of updating Ordinance 927.

To preserve the ongoing economic boom in the region which has been greatly assisted by STRs over the last ten years, and to foster happy neighborhoods, safety, general welfare to our environment, and continued collection of taxes – please consider the following feedback.

In the pursuit for synergistic solutions, please make a very clear distinction between Hosted STRs (Owner Occupied - We greet our guests and live on property at all times) – VS – Non-Hosted STRs (whole house rentals with no owner on property).

Although there may be some ordinance items that apply to both categories, many of the proposed rules are not recognizing the vast distinction between Hosted vs Non-Hosted STRs.

Hosted STRs, such as what we run, ensure a high level of guest interaction, oversight of the property, and guest composure, in contrast to “whole house rental” Non-Hosted STRs. The experience our guests have is completely unlike a whole house rental. It’s personal. There are no loud parties, no events, no possible chaos. Because we live on site, guests are unlikely to do anything that disrupts us or our neighborhood without instantly being confronted. Needless to say, after five years, no issues have arisen. It is an extremely low-risk model as you may already know. Guests head out and enjoy Wine Country, Old Town Temecula, Pechanga, weddings, small businesses, bike, walk, enjoy – then they come back to our house to relax and stay overnight.

Please acknowledge “Hosted” VS “Non-Hosted” as two separate divisions.

Moving on, we would like to make suggestions that apply for all STRs that will help to preserve the dynamics and continue adding value in this thriving market:

- A) NO STREET VIEW SIGN should be posted with PERSONAL INFORMATION. This is extremely dangerous, especially in this current day and age. False accusations, identity theft, and burglary would skyrocket.
- B) NO loud parties and events unless a permit is obtained prior. We agree with this rule.

- C) MULTIPLE ONE FAMILY DWELLINGS on the property is immaterial when using the formula “2 people per room plus 1” regardless of the number of houses on the land. This formula is more than sufficient to regulate occupancy problems and controls potential issues on a property.
- D) PROPERTIES/HOUSE WITH MULTIPLE RENTED ACCOMMODATIONS are much less problematic, loud, or disruptive than “whole property rentals.” Similar to the ordinance model created by the city of Santa Monica, a single rental of all units on a property poses more risk to the ordinance objectives than do multiple small groups (such as “couples”) renting single bedrooms sharing the same property. So we suggest not focusing on forcing ‘one renter’ per property STR.
- E) NO OVER BURDENSOME RECORD KEEPING. Requiring STR owners to investigate guests’ identities and then store records seems like government overreach at the very minimum and creates a slew of hurdles, risks and potential identity fraud for guests and STRs.
- F) NOTIFYING NEIGHBORS within 300 feet by providing a brochure and STR owner’s contact information is not a problem and should help create a satisfied neighborhood.
- G) DO NOT USHER INSPECTORS INTO OUR HOMES. This is another overreach that will do little to create a functional, constructive relationship between the county and citizens.

Thank you for your time.

Regards,

Tyler Massas & Marjori Madura

Supervisors,

Please consider below points, prior to finalizing and voting on Draft Ordinance 927. I am a property and Short Term Rental (STR) owner in Temecula Valley Wine Country with multiple surrounding STRs very near my property. I am witness to the notable difference between STRs with the owner/manager residing on the STR property as compared to those STRs with the owner/manager living elsewhere. Therefore, I, and several of my neighbors and friends of the Temecula Valley Wine Country community would like to see that Ordinance 927 distinguishes between these two very different STR business models. The below letter is separated into two sections, **ACTION NEEDED** and **BACKGROUND INFORMATION**.

ACTION NEEDED

For the simplest solution, to rapidly move forward with Ordinance 927, I propose adding the following words to the scope of the Ordinance. ***This Ordinance does not pertain to Riverside County Short Term Rentals (STRs) with the owner providing 100% management of the STR and residing full time on the property containing the STR. If needed, we will consider a separate ordinance for these types of STRs “Owner Occupied Short Term Rental (OOSTR) Properties” in the future.***

If the above solution is not acceptable, then please make the following adjustments and additions to the current Draft Ordinance 927.

1.) STR IDENTIFYING SIGNAGE

Remove STR Identifying Signage requirement. This information is already on record with the county. A sign notifying the general public that a home is an STR, and thus vacant per an online calendar, may attract crime and endanger anyone in, or around the STR.

Or, provide the following exception for OOSTRs. OOSTRs may provide up-to-date contact information, phone number and email, to all neighbors within 300 feet of the STR property in place of signage requirement.

2.) ON SITE COUNTY INSPECTIONS

Provide the following exception for OOSTRs. OOSTRs will not require onsite inspections due to owner/manager residing on property and continually inspecting STR conditions and guest activities. The county does not subject other home based businesses to physical home inspections, and therefore should not consider it for the homeowners of STRs.

3.) MINIMUM TWO NIGHT STAY

I do not allow one-night rentals on my STR property, but that is by choice. If an owner lives on the property of the STR and wants to manage one-night rentals, why would we deny that business?

Provide the following exception for OOSTRs. OOSTRs will not have a minimum stay requirement.

4.) RENT PROPERTY TO ONE RESPONSIBLE GUEST

I only have a single studio STR unit on my property, and thus am not worried about this requirement. However, I have friends and neighbors that have more than one STR unit on their property, and this restriction does not make sense for their business, and will in no way help solve the issues that this Ordinance 927 is trying to solve. I support what the Ordinance is trying to accomplish for the STRs without owner presence, but this does not make sense for OOSTRs. ***I propose the following exception for OOSTRs. OOSTRs are exempt from this requirement.***

BACKGROUND INFORMATION

I own and manage a small, but unique studio short-term rental in Temecula Wine Country, Riverside County. I am certificated by Riverside County and the Temecula Wine Country Tourism Marketing District. 2021 was my first year of operation and I paid \$3,700 in county and wine country taxes, nearly \$5,000 in wages for housekeeping to a young mother in the neighborhood, and fairly large tax bills to California and the IRS.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I have read the draft Ordinance 927 and I agree with most items proposed. I stand up for a solid ordinance that supports well-run, permitted STRs that are a benefit to the County and wine country.

My property, and several others that I personally know of also here in Temecula Wine Country, offer rooms or casitas for rent as STRs within our own home or property. This is actually the original business model of Airbnb, where an owner hosts guests in their own home and offers a unique and friendly experience. This business model has since expanded to investor purchased properties, often with independent property managers. This type of STR business model also serves our community and tourism industry, but may require policy or some regulation for consistent and aligned methods of maintaining good order and discipline in the neighborhoods. This is where Ordinance 927 should apply focus.

We owner-occupied STRs, **OOSTRs**, offer a service of a more personal experience for visitors to wine country. We host visitors in our homes and we share with them the love and knowledge we have about Temecula and wine country. We are a whole segment of short-term rentals that are different, based on personal relationship building with our guests and nearby relationships with our neighbors and local community.

Please consider all above for **OOSTRs**, owner managed and resident on STR properties in Riverside County, and make necessary additions and exceptions to the Short-Term Rental Ordinance 927.1. I definitely do not believe the current draft is ready for vote, as there are too many points that need more discussion and consideration.

I appreciate your time, your support of Short-Term Rentals in Riverside County, and I respect your efforts to work with all constituents trying to make Riverside County a visitor friendly community.

Sincerely,
Jeff Sanders



Digitally signed by
SANDERS.JEFFREY.DAVID.117497103
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Date: 2022.03.29 17:27:49 -0700

cc: Riverside County Planning Department

Stephen J. Manfredi, M.D.
32727 Avenida Lestonnac
Temecula, Ca. 92592
Cell (951) 312-9003 Fax (951) 694-8458
SJManfredi@aol.com

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

Re: Short-Term Rental DRAFT Ordinance 927.1

April 2, 2022

Dear Planners and District Supervisors:

This letter is in regard to the Short-Term Rental DRAFT Ordinance 927.1. Our family lives next door to 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.

In addition, some STR's are located on properties with septic systems that were not designed for large occupancies or "hotel use" but rather were designed for single-family home use. With more than seven (7) occupants present, the septic system will likely become overloaded and present an environmental and health hazard including the failure of the septic system and contamination of local groundwater.

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. This is why the maximum STR occupancy must be capped at seven (7) occupants.


Stephen J. Manfredi, M.D.

Stephen J. Manfredi, M.D.
32727 Avenida Lestonnac
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SJManfredi@aol.com

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

April 2, 2022

Re: Short Term Rental Occupancy And Quantity Must Be Capped

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

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



Stephen J. Manfredi, M.D.

Dear Supervisor Kevin Jeffries,

I am writing you today as a constituent and business owner. I own/operate a short-term rental in Riverside County. I am a licensed and responsible operator and member of VRON RC, Vacation Rental Owners and Neighbors of Riverside County.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I stand up for a solid ordinance that supports well-run permitted STRs. Burdensome, overly strict regulations that don't address the source of the problem only harm good businesses and do little to resolve the issues. I support VRON's position on the following items:

Occupancy

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One (1) person per every two hundred (200) square feet of building area with max occupancy:

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Nuisance complaints caused by STRs are the result of poor management and not occupancy limits.

Visible STR Identifying Signage

Signage with contact information by a permitted STRs will not solve nuisance issues and the information required to be posted on the sign is redundant since the county already has it. A sign notifying the public that a home is an STR and thus vacant per an online calendar, will attract crime and endanger STR maintenance and housekeeping staff who, in many cases, bring their small children to work.

On-Site County Inspections

VRON is opposed to on-site inspections. Inspections are not needed to determine whether the intended Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations. Photos to confirm safety compliance and/or Short Term Rental insurance verification may be required instead of an on-site inspection.

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One-night stays should continue to be allowed. These guests are mostly families passing through the area. They often come back for longer stays after staying just the one night. Also, removing one-night stays will reduce my housekeeper's income by as much as 25%.

Self-Reporting of Complaints

The Responsible Operator should not need to report a complaint that has been resolved within 60 minutes to the planning department. Only complaints that are not resolved or resolved in more than 60 minutes should be reported to planning department.

EVENTS

VRON recommends that STRs should follow the same regulations for Temporary Events that non-STR properties must comply with per Ordinance 348.

Please support my position and VRON RC's positions regarding the Short-Term Rental Ordinance 927.1. I appreciate your time and your support of Short-Term Rentals in Riverside County.

Sincerely,
Marina Santoro

cc: Riverside County Planning Department

Dear Supervisor Kevin Jeffries,

I am writing you today as a constituent and business owner. I own/operate a short-term rental in Riverside County. I am a licensed and responsible operator and member of VRON RC, Vacation Rental Owners and Neighbors of Riverside County.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I stand up for a solid ordinance that supports well-run permitted STRs. Burdensome, overly strict regulations that don't address the source of the problem only harm good businesses and do little to resolve the issues. I support VRON's position on the following items:

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Dear Supervisor Karen Spiegel,

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Dear Supervisor Chuck Washington,

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Stephen J. Manfredi, M.D.
32727 Avenida Lestonnac
Temecula, Ca. 92592
Cell (951) 312-9003 Fax (951) 694-8458
SJManfredi@aol.com

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

April 2, 2022

Re: Certification of Property Manager or Owner of Short-Term Rental, Draft Ordinance 927.1

As residents of Wine Country in Riverside County where there are numerous Short-Term Rentals, we recommend that the following language be incorporated into Draft Ordinance 927.1 for Short-Term Rentals (STRs).

In order to ensure the proper operation and full compliance with all short-term rental regulations and Ordinances, and in order to ensure the health and safety of the occupants of all short-term rentals, the property manager and/or property owner that manages a short-term rental within the County of Riverside must be a Certified Property Manager.

Property Management Certification courses are available online and take as little as four (4) weeks to complete. Certification would help ensure that all aspects of property management are taken seriously and properly addressed.

In addition, the person who actively 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.

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. We also recommend that the minimum rental duration be set at three (3) nights minimum.

With regard to on-site parking, we recommend that 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 should not be allowed.

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.



Stephen J. Manfredi, M.D.



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

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Fax 951.788.0766

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4160 Temescal Canyon Rd. Suite 202
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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



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: Short Term Rental Occupancy and Quantity Must Be Capped

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

1. When short-term rentals were first debated in the courts, attorneys and clients that were in favor of short-term rentals argued that short-term rentals are a “single-family home use”, and that short-term rentals are compatible with other single-family homes in the area.

2. Unfortunately, most STR's that have generated complaints come from un-hosted STR's where too many occupants were allowed to stay. The short-term rentals that have advertised and allowed high occupancies produce more noise, trash, parking problems, and annoyances for neighbors because they are not compatible with the intended single-family use.

3. According to Statista.com, the average American family size is 3.13 persons. The average household size in the United States is 2.6 persons. Allowing occupancies as high as 10 to 25 people at a short-term rental is simply not compatible with surrounding single-family homes. Capping the occupancy of short-term rentals at seven (7) is both reasonable and generous. Additionally, there should be a 10% cap on all STR's allowed to ensure the existing community fabric is maintained.

4. The Draft Ordinance is silent with regards to any maximum size or quantity of STR's. If the “2 plus 1” bedroom rule is used to determine the occupancy for short-term rentals, then the owners of short-term rentals could apply for and construct additional bedrooms. For example, if

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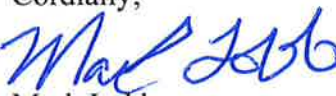
John Hildebrand, Planning Director
Riverside County Planning Department
Short Term Rental Occupancy and Quantity Must Be Capped
April 5, 2022
Page 2

a short-term rental expanded from 4 to 10 bedrooms, that STR would be able to achieve an occupancy of twenty-one (21) people every day, which is clearly a “hotel-use” and not compatible with other single-family homes in the area.

5. If the owner of a short-term rental desires to maintain more than 7 people, then the STR should be hosted (permanent residency on site) to ensure compliance, but with a cap expanded to a maximum of eleven (11) people. If an event is to occur with any more than 7 people un-hosted, or 11 hosted, then that event should require a Temporary Events Permit from the County of Riverside, with a maximum of one event per calendar year for any STR.

6. The very reason we moved to rural areas was for the peace and quiet. That part of our American dream as well as our property rights have been trampled on and destroyed by many of the noisy, lawless and incompatible use of some STR's.

7. For all of the above reasons, the daytime and nighttime occupancy of Short-Term Rentals must be capped at no higher than seven (7) occupants un-hosted and eleven (11) occupants hosted. The maximum number of STRs allowed in our neighborhood should be 10%, as other communities have done, to further ensure the single-family “neighborhood fabric” is maintained.

Cordially,

Mark Lobb

ML/er

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

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

Re: Short-Term Rental DRAFT Ordinance 927.1

April 2, 2022

Dear Planners and District Supervisors:

This letter is in regard to the Short-Term Rental DRAFT Ordinance 927.1. Our family lives next door to 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.

In addition, some STR's are located on properties with septic systems that were not designed for large occupancies or "hotel use" but rather were designed for single-family home use. With more than seven (7) occupants present, the septic system will likely become overloaded and present an environmental and health hazard including the failure of the septic system and contamination of local groundwater.

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. This is why the maximum STR occupancy must be capped at seven (7) occupants.



Jennifer S. Manfredi

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

April 2, 2022

Re: Short Term Rental Occupancy And Quantity Must Be Capped

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

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



Jennifer S. Manfredi

Stephen J. Manfredi, M.D.

32727 Avenida Lestonnac

Temecula, Ca. 92592

(951) 699-1719 Cell (951) 312-9003

Fax (951) 694-8458 SJManfredi@aol.com

Re: Annual Inspections for STRs and How to Pay for Them, Draft Ordinance 927.1

Dear Planners and District Supervisors:

The purpose of this letter is twofold:

1. To state why Annual Inspections are needed for all STRs
2. How to Pay for Annual STR Inspections

1. My family lives next door to the Short-Term Rental located at 32789 Avenida Lestonnac in Wine Country Temecula. This Short-Term rental has only four (4) legal bedrooms, but they advertise on the internet that they have seven (7) bedrooms, fourteen (14) beds, two (2) casitas, and they sleep 24 people. This is clearly not a single-family use.

Ordinance 927.1 needs to clearly define the meaning of a "bedroom" as a "legally permitted bedroom" so that STR owners cannot convert other areas of the home into non-legal bedrooms.

Non-legal or converted bedrooms run the risk of fire and health endangerment. For example, if a garage is converted into one or more "bedrooms" then there may be fire-exit issues if there are no windows or external doors. Also there may not be adequate smoke detectors or carbon monoxide detectors in these converted areas. This underscores the reason why onsite annual inspections are needed for all STRs. Virtual or video inspections will simply not be adequate for many reasons, and there is no guarantee that a virtual inspection will actually inspect the entire premises.

2. Many short-term rentals are charging upwards of \$1,000 to \$1,700+ per night rental fee. Therefore it is reasonable to charge either an hourly rate or a fixed rate for each annual STR inspection. South Coast Air Quality Management (AQMD) charges our family business approximately \$600 annually to simply come out and inspect our Generac Standby natural gas generator.

I believe that an annual STR Inspection Fee of \$1,000 to \$2,000 would be reasonable, or the fee could be \$300 per hour for the inspector's travel time, inspection time, and time to document the STR inspection findings. In addition, I believe that the Annual Certificate Fee for all STRs should be at least \$1,000.

The above fees are necessary for the County of Riverside to ensure public health and safety, and to cover all costs incurred by the County with regard to Annual Inspections and enforcement of the regulations stated in Ordinance 927.1. Please charge the appropriate fees that are needed so that the County can ensure public health and safety, and cover all County costs.

Here is the Google Link to the STR located at 32789 Avenida Lestonnac, Temecula:

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

Thank you very much,



Stephen J. Manfredi, M.D., 32727 Avenida Lestonnac, Temecula 92592

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SJManfredi@aol.com

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

April 2, 2022

Re: Temecula Wine Country Zoning and Short-Term Rentals

Dear County Planners and Supervisors:

I am writing in reference to Temecula Wine Country and Short-Term Rental Draft Ordinance 927.1. For the following reasons, I would like to state why short-term rentals in Temecula Wine Country residential areas should not be allowed.

Per the County of Riverside General Plan, Southwest Area Plan, GPA No. 1077 Appendix Q, there are three districts established for the Temecula Valley Wine Country Policy Area (map attached):

- Winery - WC-W and WC-WE
- Equestrian - WC-E
- Residential – WC-R

As cited in the above noted General Plan, policies were specified to “*protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the **distinctive character of this unique area.***”.

Per the Southwest Area General Plan No. 1077, the following is the description for Wine Country Residential District:

*The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. **The purpose of the Residential District is to encourage PERMANENT estate lot residential stock in this region to balance the tourism related activities.***

*SWAP 1.19 **Encourage residential development** that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.*

Per County of Riverside Ordinance No. 348.4791, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside in Wine Country:

Section 14.98 – Authorized Uses, Wine Country – Residential (WC-R) Zone:

A. Allowed Uses: The following are allowed:

1. One-family dwelling.

*B. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.***

The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

1. *In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator, or employee of the farming operation as a one family dwelling provided that: **The dwelling is not rented or offered for lease.***

As residents of Temecula Wine Country, we are aware that the Winery District is an area devoted to tourism. We accept the additional traffic, commercial activities and expansion that comes with growth of the Winery District. We do not accept the inundation of STR tourists in Wine Country **residential areas**.

As noted in the General Plan, the purpose of the Residential District and permanent estate lot residential stock in this region is to balance the tourism related activities created by the Winery District, not create an additional transient activity. Note the important words **"to balance the tourism related activities"**. STR's by nature are transient and do not balance the tourism, they add more transients to the community! Jeff Stone, Dan Stevenson and others who crafted the original Plan, were aware that a community with an entirely transient population, isn't a community. By allowing STR's in the Wine Country Residential District, you are negating the very purpose of the well-crafted existing Plan!

I believe for these (3) established mandates, you are in direct violation of the Temecula Wine Country Zoning and Community Plan. As such, please add an exception stating STR's are not allowed in the areas zoned WC-R. Additionally once STR permitting is established in the County, all existing short-term rentals in Wine Country Residential WC-R (which are currently in violation of the community plan) shall not be granted permits.

Sincerely

A handwritten signature in blue ink, appearing to read "S Manfredi".

Stephen J. Manfredi, M.D.



Knighten & Parlow PC
Attorneys at Law

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

Michael Knighten
Michael@kplawcorp.com

April 4, 2022

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

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

Dear Ms. Gosselin:

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

BDCA does not allow short term rentals.

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

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

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

Sincerely,

Michael C. Knighten

Exhibit “1”: Website

Exhibit “2”: Evidence of Short Term Rentals

EXHIBIT 1

Perfect luxury home for a sunny getaway

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

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



[Show all photos](#)

Entire home hosted by Dan

10 guests · 4 bedrooms · 7 beds · 3 baths



Great location

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



Great communication

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



Free cancellation before Aug 18



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

Where you'll sleep



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

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

Show all 56 amenities

\$302 / night

★ 5.0 · 4 reviews

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

Reserve

You won't be charged yet

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

Report this listing

5 nights in Bermuda Dunes

Aug 19, 2022 - Aug 24, 2022

<

August 2022

September 2022

>

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

Clear dates

★ 5.0 · 4 reviews



Karthik

December 2021

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

Show more >

Elias

September 2021

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

Aryn

May 2021

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

Claudia

May 2021

House was amazing!!! Would definitely be returning!

Where you'll be

Bermuda Dunes, California, United States

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

[Show more](#) >



Hosted by Dan

Joined in June 2020

★ 4 Reviews ✓ Identity verified

Co-hosts



Miranda

Response rate: 100%

Response time: within an hour

Contact Host



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

Things to know

House rules

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

Health & safety

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

[Show more >](#)

Cancellation policy

Free cancellation before Aug 18

[Show more >](#)

Support

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

Community

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

Hosting

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

About

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



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

Gorgeous inside and out luxury retreat near Indian Wells and Coachella

Save

Share

\$162 avg/night

5 (4 Reviews)

Add dates for total pricing

Check In	Check Out
Guests	

Check availability

Free cancellation up to 14 days before check-in

Dan
Contact host

Property # 2086338

Report this property



+28 photos

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

About this rental

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

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

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

Hosted by Dan

You might like these similar properties

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



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



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



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



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

Bedrooms: 4 (Sleeps: 10)

Bedroom 1

King



Bedroom 2

King



Bedroom 3

Queen



Bedroom 4

Bunk bed (2)



Bathrooms: 3

Bathroom 1

tub · Toilet · Shower



Bathroom 2

tub · Toilet · Shower



Bathroom 3

Toilet · Shower



Spaces

Kitchen

Lawn/Garden

Living Room

Porch/Veranda

Deck/Patio

View all rooms & beds details

Amenities

 Washer & dryer

 No smoking

 Satellite or cable

 TV

 Children welcome

 Internet

 Air conditioning

 Parking

 Fireplace

 Swimming pool

 Hot tub

 Heater

View all 47 amenities

4 Reviews

5

Winter Break

5/5 Stayed Jan 2022
Janet O.

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

Published Mar 12, 2022

5/5 Stayed Dec 2020

Mazy R.

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

Miranda (host) is so responsive and helpful.

We hope to be back sometime soon!!

Published Jan 2, 2021

Great desert getaway

5/5 Stayed Dec 2020

Andrew G.

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

Published Jan 9, 2021

Perfection

5/5 Stayed Nov 2020

Bronwyn H. Oakland, CA

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

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

Published Dec 1, 2020

Host's response:

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

Miranda

1-4 of 4

Map

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

What's nearby

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



Member Since 2020

Languages: English

Contact host

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

Sign up | Log in



Policies

Cancellation policy

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

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

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

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



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

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



Damage and incidentals

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

House rules

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

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

[View more](#)

Cleaning practices

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

Still have questions?

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

[Chat now](#)

Hello

???

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

Taxes and fees are additional

Additional information about rental rates

Cleaning Fee

\$300

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Unusual Activity

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



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

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

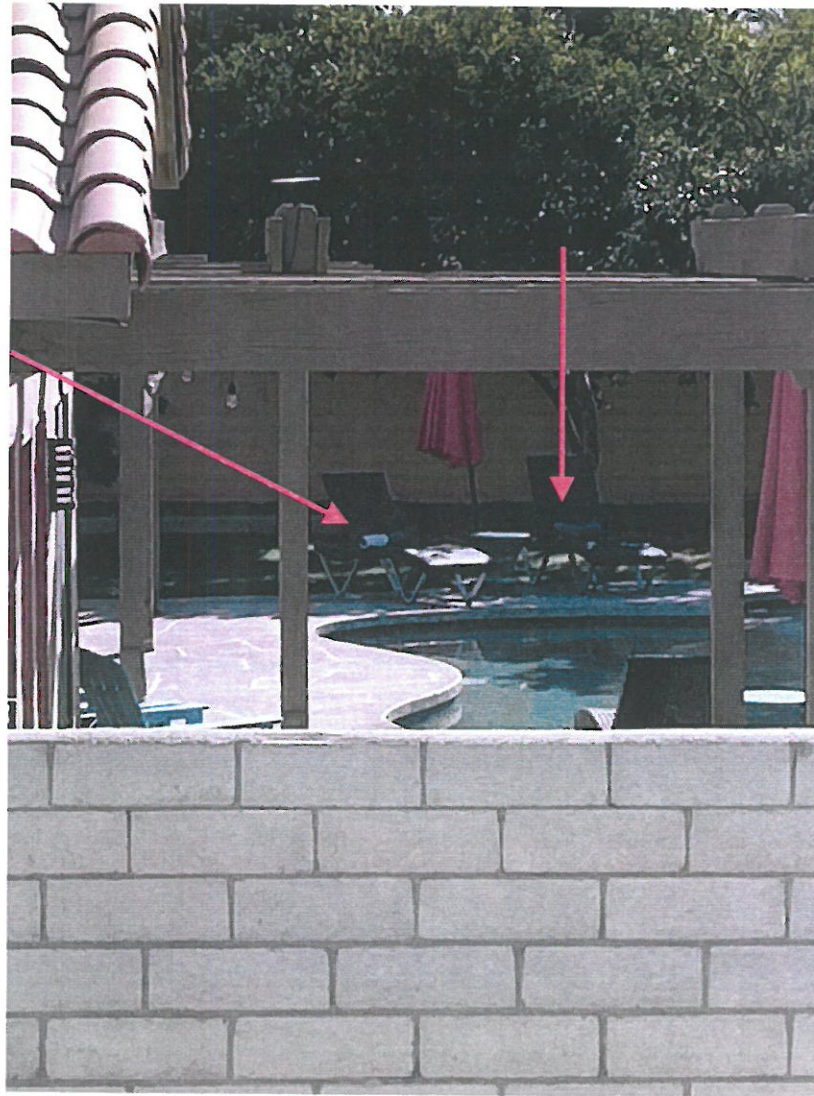


Photo Taken Nov 10, 2021 - 10:34 AM

Black SUV Type

Observing - Couple with a baby & dog

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

Departed: November 18, 2021

License Plate: Texas

License #: NFC 3352



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

Another Vehicle Arrives: Saturday
Departs: Sunday

Black Audi SUV

License Plate: California
Licens Number: BPQE741



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

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



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

Unusual Activity

Arrival: November 18, 2021

Departed: November 28, 2021 around 4:00 PM

Auto: White SUV

License Plate: Washington

Observed: Three Adults and Three Children



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

Another Party Arrives to Join Group

Arrival: During Thanksgiving Holiday

Departed: November 30, 2021

Auto: Vehicle Grey Honda CRV

License Plate: California

License # 8WIF831

Observed - Elderly Couple



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

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

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



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

New Group Arrives

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

Auto: White SUV



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

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

Auto: Marron Chrysler

Plates: California

License #: 8JDK051



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

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

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

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



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

Observing: Multiple Families staying there

New Group Arrives

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

Departed: 12/8/21 Evening

Auto: White SUV

Plates: Wyoming

License Plate #: 35640



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

Another Party Arrives

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

Departed: 12/5/21- Evening

Auto: Marron Chrysler

Plates: California

License #: 8JDK051

Observed a Couple



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

Another Party Arrives

Arrival: 12/4/21 Afternoon

Departed:

Auto: Silver Nissan Armada

Plates: California

License #: 8WLY249



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

EXHIBIT 2

Milgrom STR Report/ 42-725 Caballeros

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

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

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

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

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

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

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

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

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

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

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

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

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

The male identified himself as Andrew. Pass for 1 day

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The male identified as Diego arrives for the Milgrom residence.

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

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

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

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

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

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

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

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

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

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

Nuisance and Noise Complaint

Date: 12/4/21

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

Reported to Andrew Nuisance and Noise coming from 42725 Caballeros

Backyard Noise

Loud Music

Children Screaming at the top of their lungs

Photo of all Three Vehicles 12/5/21



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

Other Parties leave and New Parties Arrive

Arrival: 12/8/21 - Evening

Auto: Pewter Nissan

Plates: Arizona

Plate #: CWL7255

Auto: White Sedan

Plates: California

Plate #: 8VLC502



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

Another Vehicle Arrives

Arrival: 12/9/21

Departure: 12/9/21

Auto: Grey Honda

Plate: California

Plate #: 7DXZ290



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



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

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

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



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

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

New Group Arrives

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

Departed: 12/8/21 Evening

Auto: White SUV

Plates: Wyoming

License Plate #: 35640



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

Another Party Arrives

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

Departed: 12/5/21- Evening

Auto: Marron Chrysler

Plates: California

License #: 8JDK051

Observed a Couple



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

Another Party Arrives

Arrival: 12/4/21 Afternoon

Departed: 12/11/21 Morning

Auto: Silver Nissan Armada

Plates: California

License #: 8WLY249



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

Nuisance and Noise Complaint

Date: 12/4/21

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

Reported to Andrew Nuisance and Noise coming from 42725 Caballeros

Backyard Noise

Loud Music

Children Screaming at the top of their lungs

Photo of all Three Vehicles 12/5/21



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

Other Parties leave and New Parties Arrive

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

Auto: Pewter Nissan
Plates: Arizona
Plate #: CWL7255

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



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

Another Vehicle Arrives

Arrival: 12/9/21

Departure: 12/9/21

Auto: Grey Honda

Plate: California

Plate #: 7DXZ290



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

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

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



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

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

Arrival: Around 9:00 AM

Departed and the Arrived again

Final Departure: 3:00 PM

Auto White Honda SUV

License Plate: California

License #: 8UVS255

Observed a Female with Cleaning Equipment



Photo taken December 16, 2021 at 9:41 AM

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

Arrival: Around 9:00 AM

Departure: 3:00 PM

Auto: Silver Honda SUV

License Plate: California

License #: 7SXG465

Observed a Female with Cleaning Equipment



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

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



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

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



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

[Input to Draft Ordinance 927]

Board of Supervisors of the County of Riverside

Short Term Rentals (STRs) - Compensation

To whom it may concern on the Board of Supervisors:

Introduction:

This letter is to address my suggestion for compensation of short term rentals in Riverside County as it pertains to me and fellow rural property owners. I have owned my 5 acre property in Riverside County for 36 years, and after personally clearing it of flammable material and grading/paving a road to satisfy fire regulations, did bring up water, tele, electricity and financing to [finally] build a house in 2007 that I call home today. Each step of the way has been and is an uphill battle with a lot of blood, sweat & tears spent, but worth it, considering my pursuit of the American dream of home ownership with friendly and trustworthy neighbors who watch each other's back.

Some history:

One property adjacent to mine was an equestrian corral owned by a contractor who developed a heart condition that ended his business, resulting in a bank foreclosure on his corral. A couple from Hemet who I will refer to as "leeches" bought the discounted foreclosed property, drilled a water well (in direct violation of water department rules, although protected by "the natural law" that water cannot be denied under federal law), tapped into the electrical transformer I built for my property (instead of the 'community' pull-box a few feet away) and put up a pre-fab building called an "Airbnb", essentially a motel. Very long story shortened: when I built my house, the water department said they owned the water rights, requiring my neighbor and me to install 1500 foot of 8" water line (with fire hydrants) with the understanding that we would be reimbursed an appropriate portion of cost if any future property owner needed to tap into it {so much for water dept. rules}. I personally built a 6 foot high stone masonry retaining wall into the side of a hill for an electric transformer that Edison promised me would be dedicated solely for my property {I have since learned my lesson about Edison}. The 'leeches' are benefitting from the 'post card' effect of the paved road, utilities and development, with no compensation to those who gave it to them, nor regard for the unease caused by their transient tenants.

Suggestions:

In agreeance with Ordinance 927, I understand the concept of Short Term Rental 'Airbnbs', and believe they have their proper and beneficial place in society, but they don't belong everywhere/anywhere, especially in single family home neighborhoods where people live to trust and depend on their neighbors for peace of mind. I suggest [to add?] a "class system of criteria" that STRs are judged against before being allowed a license to operate, such as a scale from "1 to 10", or thermometer graph from red to blue, where one end of the scale would be acceptable, and the other end would be forbidden. The intermediate categories between acceptable and forbidden would involve tradeoffs and conditions, for example, as you get closer to 'forbidden', the STR owner would need to compensate the neighboring properties on a flat fee basis or per tenant occupancy, whereas, for example, as you approach 'acceptable' the STR Owner would be allowed more lenient restriction on guests or noise. The categories would need to address and be based on how the STR would fit into the community, for example, if the location was close to other hotels & motels it would be rated high on the acceptable end

of the scale, whereas if the area to be located is out in the pine trees under the stars next to a ranch house, it might be prohibited. The intermediate locational categories would need to address criteria such as neighbor's input/objection, security, privacy, parking, line of sight, noise, light, etc.; anything above, for example, the midpoint of the scale would require some degree of compensation from the STR Owner to the adjoining properties.

Conclude:

The sole reason for building my home where I did [zoned single family residence] was for the assurance of having permanent neighbors who I would get to know, but having transient strangers [here today gone tomorrow, at all times] next door often seems to be another one of those adverse 'lessons to be learned' about property ownership; perhaps requiring compensation from STR Owners to adjacent property Owners will help pare the adverse impacts of future STRs.

Thank you,

Dean Hanselman
38095 Via Estado
Temecula, CA 92592

Jennifer S. Manfredi

32727 Avenida Lestonnac

Temecula, Ca. 92592

JManfredi@aol.com

Re: Annual Inspections for STRs and How to Pay for Them, Draft Ordinance 927.1 04-07-2022

Dear Planners and District Supervisors:

The purpose of this letter is twofold:

1. To state why Annual Inspections are needed for all STRs
2. How to Pay for Annual STR Inspections

1. My family lives next door to the Short-Term Rental located at 32789 Avenida Lestonnac in Wine Country Temecula. This Short-Term rental has only four (4) legal bedrooms, but they advertise on the internet that they have seven (7) bedrooms, fourteen (14) beds, two (2) casitas, and they sleep 24 people. This is clearly not a single-family use.

Ordinance 927.1 needs to clearly define the meaning of a "bedroom" as a "legally permitted bedroom" so that STR owners cannot convert other areas of the home into non-legal bedrooms.

Non-legal or converted bedrooms run the risk of fire and health endangerment. For example, if a garage is converted into one or more "bedrooms" then there may be fire-exit issues if there are no windows or external doors. Also there may not be adequate smoke detectors or carbon monoxide detectors in these converted areas. This underscores the reason why onsite annual inspections are needed for all STRs. Virtual or video inspections will simply not be adequate for many reasons, and there is no guarantee that a virtual inspection will actually inspect the entire premises.


2. Many short-term rentals are charging upwards of \$1,000 to \$1,700+ per night rental fee. Therefore it is reasonable to charge either an hourly rate or a fixed rate for each annual STR inspection. South Coast Air Quality Management (AQMD) charges our family business approximately \$600 annually to simply come out and inspect our Generac Standby natural gas generator.

I believe that an annual STR Inspection Fee of \$1,000 to \$2,000 would be reasonable, or the fee could be \$300 per hour for the inspector's travel time, inspection time, and time to document the STR inspection findings. In addition, I believe that the Annual Certificate Fee for all STRs should be at least \$1,000.

The above fees are necessary for the County of Riverside to ensure public health and safety, and to cover all costs incurred by the County with regard to Annual Inspections and enforcement of the regulations stated in Ordinance 927.1. Please charge the appropriate fees that are needed so that the County can ensure public health and safety, and cover all County costs. Here is the Google Link to the STR located at 32789 Avenida Lestonnac, Temecula:

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

Thank you very much,



Jennifer S. Manfredi., 32727 Avenida Lestonnac, Temecula 92592

Jennifer S. Manfredi
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Temecula, Ca. 92592
Cell (951) 312-8982 Fax (951) 694-8458
JSManfredi@aol.com

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

April 2, 2022

Re: Temecula Wine Country Zoning and Short-Term Rentals

Dear County Planners and Supervisors:

I am writing in reference to Temecula Wine Country and Short-Term Rental Draft Ordinance 927.1. For the following reasons, I would like to state why short-term rentals in Temecula Wine Country residential areas should not be allowed.

Per the County of Riverside General Plan, Southwest Area Plan, GPA No. 1077 Appendix Q, there are three districts established for the Temecula Valley Wine Country Policy Area (map attached):

- Winery - WC-W and WC-WE
- Equestrian - WC-E
- Residential – WC-R

As cited in the above noted General Plan, policies were specified to “*protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the **distinctive character of this unique area.***”.

Per the Southwest Area General Plan No. 1077, the following is the description for Wine Country Residential District:

*The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. **The purpose of the Residential District is to encourage PERMANENT estate lot residential stock in this region to balance the tourism related activities.***

*SWAP 1.19 **Encourage residential development** that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.*

Per County of Riverside Ordinance No. 348.4791, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside in Wine Country:

Section 14.98 – Authorized Uses, Wine Country – Residential (WC-R) Zone:

A. Allowed Uses: The following are allowed:

1. One-family dwelling.

*B. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.***

The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

1. *In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator, or employee of the farming operation as a one family dwelling provided that: **The dwelling is not rented or offered for lease.***

As residents of Temecula Wine Country, we are aware that the Winery District is an area devoted to tourism. We accept the additional traffic, commercial activities and expansion that comes with growth of the Winery District. We do not accept the inundation of STR tourists in Wine Country **residential areas**.

As noted in the General Plan, the purpose of the Residential District and permanent estate lot residential stock in this region is to balance the tourism related activities created by the Winery District, not create an additional transient activity. Note the important words "**to balance the tourism related activities**". STR's by nature are transient and do not balance the tourism, they add more transients to the community! Jeff Stone, Dan Stevenson and others who crafted the original Plan, were aware that a community with an entirely transient population, isn't a community. By allowing STR's in the Wine Country Residential District, you are negating the very purpose of the well-crafted existing Plan!

I believe for these (3) established mandates, you are in direct violation of the Temecula Wine Country Zoning and Community Plan. As such, please add an exception stating STR's are not allowed in the areas zoned WC-R. Additionally once STR permitting is established in the County, all existing short-term rentals in Wine Country Residential WC-R (which are currently in violation of the community plan) shall not be granted permits.

Sincerely



Jennifer S. Manfredi

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(951) 699-1719 Cell (951) 312-9003
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Short Term Rentals are Advertising More Bedrooms Than They Have 04-12-2022

Dear Planners and District Supervisors:

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

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

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

Here is the link to their VRBO advertisement:

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

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

Here is the link for their VRBO advertisement:

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

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

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

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

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

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

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

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

Riverside County Records show only four (4) bedrooms.

Here is the link for their VRBO advertisement:

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

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

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

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

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

Respectfully Submitted, *Stephen J. Manfredi, M.D.*



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



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



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

PROPERTY PROFILE

PROPERTY OVERVIEW

33120 VINO WAY, TEMECULA, CA 92591-5061

Owner and Geographic Information



Primary Owner:

VILLA MIRAGE LLC,

Site Address:

33120 VINO WAY, TEMECULA, CA 92591-5061

APN:

943-160-017

Housing Tract Number:

Legal Description:

Lot Code:

1

Legal Brief Description:

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

Secondary Owner:

Mail Address:

1440 COLUMBIA ST, SAN DIEGO, CA 92101-3408

Lot Number:

1

Page / Grid:

Property Details



Bedrooms:

5



Bathrooms:

5.25



Total Rooms:



Zoning:

RR



Year Built:

2008



Garage:

Detached 3



Fireplace:

1



Pool:

P

Square Feet:

5,952

Lot Size:

2.16 AC

Number of Units:

0

Use Code:

Single Family Residential

Sale Information



Transfer Date:

09/20/2021

Transfer Value:

\$2,200,000.00

Cost/Sq Feet:

Seller:

MARR, JUDITH S; MARR FAMILY TRUST,

Document#:

[2021-0560118](#)

Assessment and Taxes



Assessed Value:

\$1,311,145.00

Land Value:

\$393,961.00

Improvement Value:

\$917,184.00

Market Improvement Value:

Market Value:

County Tax Site URL:

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

Percent Improvement:

69.95%

Tax Amount:

\$15,059.50

Tax Status:

Current

Market Land Value:

Homeowner Exemption:

Tax Rate Area:

94-146

Tax Account ID:

943160017

Tax Year:

2021

PROPERTY PROFILE

PROPERTY OVERVIEW

39625 CALLE CABERNET, TEMECULA, CA 92591-4011

Owner and Geographic Information



Primary Owner:

COSTIGAN, WILLIAM MICHAEL; COSTIGAN, APRIL B

Site Address:

39625 CALLE CABERNET, TEMECULA, CA 92591-4011

Secondary Owner:

Mail Address:

39625 CALLE CABERNET, TEMECULA, CA 92591-4011

APN: 943-270-002

Lot Number: 2

Page / Grid:

Housing Tract Number: 26050


Legal Description: Lot Code: 2


Subdivision: RANCHO PAUBA

Tract Number: 26050

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

Property Details

 Bedrooms: 7

 Year Built: 2006


Square Feet: 8,464

 Bathrooms: 8.5

 Garage: Attached 8

Lot Size: 2.51 AC

 Total Rooms: 16

 Fireplace: 1

Number of Units: 0

 Zoning: RR

 Pool: P

Use Code: Single Family Residential

Sale Information



Transfer Date: 06/03/2021

Seller: DONDEL, DALE J; DONDEL, DENISE M

Transfer Value: \$3,000,000.00

Document#: [2021-0339636](#)

Cost/Sq Feet:

Assessment and Taxes



Assessed Value: \$1,941,220.00

Percent Improvement: 85.92%

Homeowner Exemption: H

Land Value: \$273,411.00

Tax Amount: \$21,179.40

Tax Rate Area: 94-146

Improvement Value: \$1,667,809.00

Tax Status:

Tax Account ID: 943270002

Market Improvement Value:

Market Land Value:

Tax Year: 2021

Market Value:

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



PROPERTY PROFILE

PROPERTY OVERVIEW

32789 AVENIDA LESTONNAC, TEMECULA, CA 92592-9467

Owner and Geographic Information

**Primary Owner:**

STEEVES DAVID JOHN LAWRENCE REVOCABLE TRUST (UDT) DATE; STEEVES DAVID JOHN LAWRENCE

Secondary Owner:**Site Address:**

32789 AVENIDA LESTONNAC, TEMECULA, CA 92592-9467

Mail Address:

20492 CHIANTI CT, YORBA LINDA, CA 92886-8603

APN: 951-030-010

Lot Number: 7 Page / Grid:

Housing Tract Number: 10429

Legal Description: Lot Code: 7

Tract Number: 10429

Legal Brief Description: LOT:7 TR#:10429 2.31 ACRES NET IN LOT 7 MB 119/056 TR 10429

Property Details

Bedrooms: 4

Year Built: 2018

Square Feet: 4,523

Bathrooms: 4.5

Garage: Attached 2

Lot Size: 2.31 AC

Total Rooms:

Fireplace: 1

Number of Units: 0

Zoning: R1

Pool: P

Use Code: Single Family Residential

Sale Information



Transfer Date: 12/04/2019

Seller: STEEVES, DAVID J L

Transfer Value: \$0.00

Document#: [2019-0497963](#)

Cost/Sq Feet:

Assessment and Taxes



Assessed Value: \$1,188,182.00

Percent Improvement: 79.51%

Homeowner Exemption:

Land Value: \$243,496.00

Tax Amount: \$13,147.80

Tax Rate Area: 94-008

Improvement Value: \$944,686.00

Tax Status: Current

Tax Account ID: 951030010

Market Improvement Value:

Market Land Value:

Tax Year: 2021

Market Value:

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

PROPERTY PROFILE

PROPERTY OVERVIEW

40284 CALLE CALETA, TEMECULA, CA 92591-5035

Owner and Geographic Information



Primary Owner:

CHEN JIMMY SHOUNAN; CHEN SUSAN

Secondary Owner:

Site Address:

40284 CALLE CALETA, TEMECULA, CA 92591-5035

Mail Address:

4942 FIESTA AVE, TEMPLE CITY, CA 91780-3816

APN:

943-280-008

Lot Number:

4

Page / Grid:

Housing Tract Number:

Legal Description:

Lot Code:

4

Legal Brief Description:

LOT:4 4.95 ACRES NET IN PAR 4 PM 077/061 PM 14041

Property Details



Bedrooms:

5



Year Built:

1991

Square Feet:

5,875



Bathrooms:

5.5



Garage:

Attached 2

Lot Size:

4.95 AC



Total Rooms:



Fireplace:

1

Number of Units:

0



Zoning:

RA



Pool:

P

Use Code:

Single Family Residential

Sale Information



Transfer Date:

06/20/2016

Seller:

CHEN, JIMMY SHOUNAN; CHEN, SUSAN

Transfer Value:

\$0.00

Document#:

[2016-0251046](#)

Cost/Sq Feet:

Assessment and Taxes



Assessed Value:

\$1,659,930.00

Percent Improvement:

80.13%

Homeowner Exemption:

Land Value:

\$329,763.00

Tax Amount:

\$18,515.60

Tax Rate Area:

94-146

Improvement Value:

\$1,330,167.00

Tax Status:

Current

Tax Account ID:

943280008

Market Improvement Value:

Market Land Value:

Tax Year:

2021

Market Value:

County Tax Site URL:

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

PROPERTY PROFILE

PROPERTY OVERVIEW

39890 CALLE DE VINEDOS, TEMECULA, CA 92591-5099

Owner and Geographic Information



Primary Owner:

BRAINARD FRANK B; BRAINARD ROSALYN J

Secondary Owner:

Site Address:

39890 CALLE DE VINEDOS, TEMECULA, CA 92591-5099

Mail Address:

PO BOX 892544, TEMECULA, CA 92589-2544

APN:

943-200-029

Lot Number:

1

Page / Grid:

Housing Tract Number:

Legal Description:

Lot Code:

1

Legal Brief Description:

LOT:1 3.21 ACRES GRS IN PAR 1 PM 225/098 PM 32305

Property Details



Bedrooms:

3



Bathrooms:

2



Total Rooms:



Zoning:



Year Built:

1989



Garage:

Attached 4



Fireplace:

1



Pool:

Square Feet:

2,236

Lot Size:

3.21 AC

Number of Units:

2

Use Code:

Multi-Family Dwellings (Generic, any combination 2+)

Sale Information



Transfer Date:

06/00/2008

Seller:

N/A

Transfer Value:

\$0.00

Document#:

2008-0313222

Cost/Sq Feet:

Assessment and Taxes



Assessed Value:

\$375,407.00

Percent Improvement:

83.10%

Homeowner Exemption:

H

Land Value:

\$63,444.00

Tax Amount:

\$4,263.02

Tax Rate Area:

94-146

Improvement Value:

\$311,963.00

Tax Status:

Current

Tax Account ID:

943200029

Market Improvement Value:

Market Land Value:

Tax Year:

2021

Market Value:

County Tax Site URL:

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

PROPERTY PROFILE

PROPERTY OVERVIEW

39570 COLLEEN WAY, TEMECULA, CA 92592-8042

Owner and Geographic Information



Primary Owner:

CHUN, STEPANO Y; CHUN, NANCY D

Secondary Owner:

Site Address:

39570 COLLEEN WAY, TEMECULA, CA 92592-8042

Mail Address:

34192 PAUBA RD, TEMECULA, CA 92592-9179

APN:

942-080-033

Lot Number:

1

Page / Grid:

Housing Tract Number:

Legal Description:

Lot Code:

1

Legal Brief Description:

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

Property Details



Bedrooms:

4



Year Built:

2005

Square Feet:

6,610



Bathrooms:

4



Garage:

Attached 7

Lot Size:

4.22 AC



Total Rooms:



Fireplace:

1

Number of Units:

0



Zoning:

RA5



Pool:

P

Use Code:

Single Family Residential

Sale Information



Transfer Date:

02/17/2021

Seller:

CHUN, STEPANO YOUNGIL; CHUN, NANCY D

Transfer Value:

\$0.00

Document#:

[2021-0101257](#)

Cost/Sq Feet:

Assessment and Taxes



Assessed Value:

\$1,598,389.00

Percent Improvement:

77.88%

Homeowner Exemption:

Land Value:

\$353,626.00

Tax Amount:

\$17,934.80

Tax Rate Area:

94-147

Improvement Value:

\$1,244,763.00

Tax Status:

Current

Tax Account ID:

942080033

Market Improvement Value:

Market Land Value:

Tax Year:

2021

Market Value:

County Tax Site URL:

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

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

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

Dear Planners and District Supervisors:

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

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

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

Here is the link to their VRBO advertisement:

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

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

Here is the link for their VRBO advertisement:

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

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

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

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

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

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

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

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

Riverside County Records show only four (4) bedrooms.

Here is the link for their VRBO advertisement:

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

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

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

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

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

Respectfully Submitted, *Stephen J. Manfredi, M.D.*



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



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



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

Stephen J. Manfredi, M.D.

32727 Avenida Lestonnac

Temecula, Ca. 92592

(951) 699-1719 Cell (951) 312-9003

Fax (951) 694-8458 SJManfredi@aol.com

Re: No STRs in Temecula Wine Country Residential District 04-08-2022

Our family built a custom home in Temecula Wine Country Residential District in 2006 and we resided happily here until two years ago when the home next to ours was purchased by a Short-Term Rental operator. Since that time our peaceful and happy world has been turned upside down.

The short-term rental next to our home is located at 32789 Avenida Lestonnac Temecula and it has only four (4) legal bedrooms but they advertise that they have seven (7) bedrooms, 2 casitas, 14 beds, three pull-out sofas, and four (4) twin rollaway beds for "extra guests". Their VRBO internet advertisement states that they sleep twenty four (24) people and they provide "Hotel Style Accommodations" as shown on the following link:

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

This is clearly not a "single-family home" use. It is a Hotel Use in a residential neighborhood. It is our opinion that short-term rentals should not be allowed in the Wine Country Residential District. Please see the attached letter entitled "Temecula Wine Country Zoning". I have also attached a copy of the text of this email entitled "No STRs in Temecula Wine Country Residential District ". Thank you very much.

Stephen J. Manfredi, M.D. 951-312-9003
32727 Avenida Lestonnac
Temecula, Ca. 92592

3-29-2022

COMMENTS REGARDING THE DRAFT REVISED ORDINANCE 927 (3-22)

I live in an unincorporated area of Riverside County, governed by an HOA in a community called GlenOak Hills. It generally borders De Portola Rd. from GlenOaks Rd. to Camino Del Vino. The area has many Short-Term Rentals and is in a high fire danger area.

Many of the Short Term Rental visitors are not familiar with the County's ban on fireworks. We have had many occasions where fireworks have been set off by these visitors. One instance actually resulted in a brush fire in a nearby field next to the Danza Del Sol Winery.

Illegal fireworks are a real and present danger to our community and many others in Riverside County. It would be helpful for the County to include information in the "Good Neighbor Brochure" that emphasizes the fire danger to many communities as well as the prohibition of fireworks in the County.

Susan Clay

39076 Chaparral Dr.

Temecula CA 92592

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

April 6, 2022

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 has been negatively impacted multiple STRs in our rural neighborhood. We are hopeful that improvements to the Draft Ordinance be included that improve our compromised quality of life. Keeping in mind that a STR is NOT a hotel, nor a party/event venue, we are glad to share our beautiful valley with visitors. At the same time, we believe strongly that the following regulations should be enacted in order to protect the property rights of the neighboring homes and families in order that we can all peacefully coexist:

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. No additions beyond the original home size will be approved.* (Please consider the criteria to define a bedroom (as used in real estate sales) as follows: A bedroom is a separate room within a permanent structure that has a closet.)
2. No outside amplifiers, stereo systems or the like to be allowed as excessive noise is one of the most universal infractions that residents suffer.
3. Contact information of owners/property managers/law enforcement to be posted at the entrance to all STRs to make it more user-friendly to make contact if needed. (Please have it noted in order the phone calls to make if needed. For example, call the owner/property manager first (waiting 30 min for a response) and then, if there is no response, call law enforcement as a 2nd and final step.)
4. Fund more law enforcement AFTER 10:00 pm when the problems typically occur. (Please consider using some of the revenue earned with the Transient Tax that each STR owner is required to pay on behalf of their tenants.)
5. Mandatory annual on-site inspections of STRs to confirm bedroom counts, fire safety, noise sensors, and the like.
6. 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.
7. All events should require a Temporary Event Permit and each STR should be limited to a maximum of one event per calendar year.
8. The minimum rental should be for three (3) nights, with the responsible person being at least 25 years of age. Please note that in California a person must be at least 25 years of age to rent a car.

9. Any property manager or property owner that manages a short-term rental must be a certified property manager. The property manager must be able to respond within 30 minutes after 10:00 pm.
10. All STR parking must be on-site with no street parking allowed.
11. The Short-Term Rental Hotline 800-228-5051 does not keep records of complaints made by neighbors of Short-Term Rentals. All complaints should be kept as a permanent record. Please adopt and implement an online "Neighbor Complaint Form" such as the form used by Ventura County to ensure that neighbors of STRs have a documented avenue to register possible violations of the Ordinance with full expectations of a response from the County. Additionally, this will ensure that the Responsible Operator of will report the complaint within the stipulated two (2) business days". Since some STRs are not registered/permitted, this would also give the County an avenue to pursue violators.

Respectfully Submitted,

Larry and Mary Meredith
41270 Valencia Way
Temecula, Ca 92592

951-660-9351

Your Name and Signature
Your address

Short Term Rental Located at 32789 Avenida Lestonnac, Temecula 04-07-2022
<https://www.vrbo.com/9236488ha?noDates=true&unitId=8252483>

What's NewNew TabLove at First Syrah - Pool & spa

vrbo.com/9236488ha?noDates=true&unitId=8252483

YouTubeMapsGmail33890 Winchester...New TabWelcome To EFTPS...No. 918 Emily Extra...

vrbo

Trip BoardsLog inSign up

Where
Temecula, California, United States of America

Check-in

Check-out

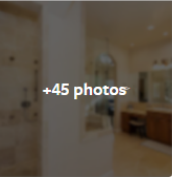




Guests

Search

United States of America / California / Riverside County

Love at First Syrah - Pool & spa with 2 Casitas

ShareSave



+45 photos

AboutPoliciesAmenitiesReviewsRooms & bedsMapAvailabilityHost

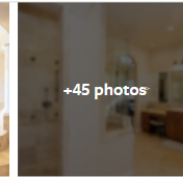
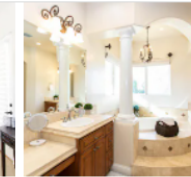
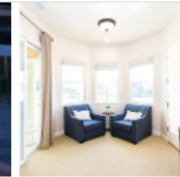
About this rental

\$1,266 avg/night

Type here to search

Love at First Syrah...AOL Desktop Go...PersonalAnnual Inspecti...Contact Informa...Screen Shots Of ...Short Term Rent...Annual Inspecti...

63°F8:34 AM4/7/2022



+45 photos

About Policies Amenities Reviews Rooms & beds Map Availability Host

About this rental

House 4801 sq. ft
7 bedrooms 14 beds · Sleeps 24
7 bathrooms 7 full baths
Spaces Kitchen · Lawn/Garden

Seven Bedroom House, Sleeps 24

Love at First Syrah's intricate details will have you feeling like you really are at your home away from home. This 4800 square foot home features 6 of its bedrooms with en suite bathrooms. There is an additional 1/2 guest bath in the main home. The master bedroom is a true retreat, complete with a dual-head shower, sunken tub, and Keurig for a relaxing cup of coffee. All bathrooms are supplied with shampoo, soap, and conditioner for your convenience. Hotel-style accommodations and towels are also provided. Home also offers 3 salon-style chairs w/ample plug-ins, that would be a perfect spot for getting ready for your big day!

The main home's kitchen provides all the essential cooking items you will need for a family feast. Enjoy a movie with family and friends in the cozy living room. There are three pull out sofas with queen sized beds in the home, including one in the main casita, one in the entry bedroom, and one in the family room. We also offer four twin rollaways for extra guests if needed.

[View more](#)



Hosted by Jessica Hinton
Premier Host

\$1,266 avg/night
★ 4.8 (17 Reviews) · Wonderful!

ⓘ Add dates for total pricing

Check In

Check Out

Guests

[Check availability](#)

🕒 **Free cancellation up to 60 days before check-in**

Property # 9236488ha

[Report this property](#)

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Policies

Dear Supervisor Jeff Hewitt,

I am writing you today as a constituent and business owner. I own/operate a short-term rental in Riverside County. I am a licensed and responsible operator and member of VRON RC, Vacation Rental Owners and Neighbors of Riverside County.

I support Riverside County's enhanced efforts to reign in unmanaged STRs and STRs that are repeat nuisance offenders. I stand up for a solid ordinance that supports well-run permitted STRs. Burdensome, overly strict regulations that don't address the source of the problem only harm good businesses and do little to resolve the issues. I support VRON's position on the following items:

Occupancy

The maximum overnight occupancy in the proposed draft ordinance 927.1 is not reasonable for my property and would dramatically reduce the nights I am able to book as well as the price per night.

Please adopt VRON's more reasonable occupancy maximums:

One (1) person per every two hundred (200) square feet of building area with max occupancy:

- 1+ Acre lots Max Occ = 24.
- Lots smaller than 1 acre Max Occ = 16
- Special Variances for Unique properties will be considered

Nuisance complaints caused by STRs are the result of poor management and not occupancy limits.

Visible STR Identifying Signage

Signage with contact information by a permitted STRs will not solve nuisance issues and the information required to be posted on the sign is redundant since the county already has it. A sign notifying the public that a home is an STR and thus vacant per an online calendar, will attract crime and endanger STR maintenance and housekeeping staff who, in many cases, bring their small children to work.

On-Site County Inspections

VRON is opposed to on-site inspections. Inspections are not needed to determine whether the intended Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations. Photos to confirm safety compliance and/or Short Term Rental insurance verification may be required instead of an on-site inspection.

Minimum Night Stay

One-night stays should continue to be allowed. These guests are mostly families passing through the area. They often come back for longer stays after staying just the one night. Also, removing one-night stays will reduce my housekeeper's income by as much as 25%.

Self-Reporting of Complaints

The Responsible Operator should not need to report a complaint that has been resolved within 60 minutes to the planning department. Only complaints that are not resolved or resolved in more than 60 minutes should be reported to planning department.

EVENTS

VRON recommends that STRs should follow the same regulations for Temporary Events that non-STR properties must comply with per Ordinance 348.

Please support my position and VRON RC's positions regarding the Short-Term Rental Ordinance 927.1. I appreciate your time and your support of Short-Term Rentals in Riverside County.

Sincerely,
John Santoro

cc: Riverside County Planning Department

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Marina Santoro

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