

April 13, 2022

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

Dear Planners and District Supervisors,

I am writing today to discuss with you my recommendations for Short-Term Rental DRAFT Ordinance 927.1. I live in Temecula Wine County with my husband and two young children. We have lived in our home for the past 10 years.

The use of privately maintained roads by STR guests is one of my family's most costly and most dangerous concerns regarding STRs. The roads in my community have been maintained by my husband and a small number of other neighbors that own tractors. We have put in our own time and money to make the road safe to use, and to ensure that trash and emergency services can access our home. Over the last several years the exponential increase in STRs on our street has increased traffic to dangerous levels. Our road is dirt, is primarily a single lane, has no reflective markers, no sidewalks, and in most spots has no shoulder with steep drop offs. Due to the increase in traffic, maintaining it has become too costly and too dangerous. STR guests drive at excessive speeds, do not yield, kick dirt and rocks on pedestrians, and are not aware of the dangers of driving on roads that are not County maintained or up to County standards. Our small neighborhood roads should be protected!

STR owners do not contribute or maintain the roads they use in my community. They profit from their guests and the County profits from them. Neighbors like myself are left with the task of risking our safety, equipment, and money to maintain the roads. We can not lose our ability to have trash emergency services.

I humbly ask that you include a provision into the new ordinance that bans STRs that are located on Non- County maintained roads

Best regards,

Alicia Ivar

**From:** JP <jpc@greencafe.com>  
**Sent:** Friday, April 15, 2022 9:02 AM  
**To:** Jones, Steven  
**Subject:** Comments on draft Ordinance 927

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

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Mr. Jones

I wondered how I could find the comments on the draft revision of Ordinance 927 which were submitted in the past 45 days.

I see this quote on page 4 of the summary of the Agenda Item 4.2 for the Planning Commission's April 20 meeting:

"A draft of Ordinance No. 927.1 was made available to the general public on the Planning Department website for review and comment approximately 45-days prior to the Planning Commission hearing. In the interim, staff received additional public comment, which is included in this staff report package as an attachment.

Thanks for your help

JP Crumrine  
Idyllwild Town Crier  
951-323-2815

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

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:** Jeremy Ogul <Jeremy@madaffer.com>  
**Sent:** Friday, April 15, 2022 10:43 AM  
**To:** Jones, Steven  
**Cc:** Jim Madaffer; astinson@expediagroup.com; Link, Cheryl  
**Subject:** Expedia Group Comments on Short-Term Rental Ordinance Draft 2022  
**Attachments:** Unincorporated Riverside County Letter - Planning Commission April 2022.pdf

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

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Good morning Steven,

Attached please find a letter from Expedia Group outlining several issues and recommendations with the short-term rental ordinance that will be presented at the Riverside County Planning Commission on April 20. Please forward this correspondence to members of the Planning Commission for their review prior to the meeting.

We would be happy to discuss this feedback with you in more detail prior to the meeting – just let us know when you are available for a phone or Zoom call. Thank you.

**Jeremy Ogul**

Director of City Strategy  
Madaffer Enterprises, Inc.

1620 Fifth Ave. Ste. 400, San Diego, CA 92101  
Office: 858-627-0727  
Direct: 619-309-2234  
[www.Madaffer.com](http://www.Madaffer.com)



**From:** Planning  
**Sent:** Monday, April 18, 2022 8:17 AM  
**To:** Jones, Steven; Hildebrand, John  
**Subject:** FW: 927.1 issues solution

**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.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>

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**From:** Woody Henderson <[captainwoody@gmail.com](mailto:captainwoody@gmail.com)>  
**Sent:** Friday, April 15, 2022 3:04 PM  
**To:** Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Subject:** 927.1 issues solution

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Steven Jones, Commissioner Thornhill and Planning Commissioners,  
I am looking forward to seeing you all at the meeting on Wednesday. I will be there to comment, and then run some offhill errands :).

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

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

I'll get to the point :).

I believe the full fix to the lion's share of issues that STRs are causing, while preserving most of

the business bump, is to phase unsupervised STRs out of R1 zoning. I believe there are great safety gains as well. See below. We support our Inns and businesses in R3 and commercial zones. We support supervised STRs everywhere.

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

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

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

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

- 1) Occupancy: They are pushing for the occupancy numbers to be increased and not tied to bedrooms or parking.
- 2) Signage: They are pushing to get rid of the mandatory signs that will help visitors find their cabin and help neighbors identify who to call.
- 3) Inspections: They are pushing to get rid of the new required safety inspections.
- 4) Complaint reporting: They are pushing to get rid of the requirement of reporting all complaints to the county.
- 5) Events: They are pushing to allow STR events to have a larger number of non-renter guests. Again, with no owner present.

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

Thank you!

Woody Henderson  
53250 Pina Vista Dr  
Idyllwild, CA 92549

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

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

I snow plow most of the non-county roads in north Pine Cove. For every storm a portion of my day is dedicated to extricating short term renter vehicles that are blocking these roads. Our local tow truck often refuses to help a vehicles stuck on non-county roads. About once a storm we find

a short term renter that arrived at night, got stuck and walked in to their rental. Leaving dozens of unknowing residents without emergency services or even the ability to drive themselves out for the entire night. Residents don't get stuck as they have AWDs and know how to drive in snow. The only solve for this and other safety issues is a non-county road phase-out.

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

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

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**From:** Link, Cheryl  
**Sent:** Monday, April 18, 2022 9:17 AM  
**To:** Jones, Steven  
**Subject:** FW: Change of zone No.2100000 (Ordinance No. 927-short term rentals)  
**Attachments:** STR recommendations .docx

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

Good Morning Steven,  
Here are comments submitted regarding C22100000 (Short-term rentals) for Planning Commission on April 20<sup>th</sup>.

**Cheryl L. Link**  
**Planning Commission Secretary**  
Transportation and Land Management Agency - Planning Department  
County of Riverside | 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501  
[clink@rivco.org](mailto:clink@rivco.org) | (951) 955-7436

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**From:** Wendell Cole <[drcole79@verizon.net](mailto:drcole79@verizon.net)>  
**Sent:** Sunday, April 17, 2022 5:36 PM  
**To:** Link, Cheryl <[CLink@Rivco.org](mailto:CLink@Rivco.org)>; Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>  
**Cc:** [d3email@public.govdelivery.com](mailto:d3email@public.govdelivery.com)  
**Subject:** Change of zone No.2100000 (Ordinance No. 927-short term rentals)

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Good Day Ms. Link,

Please forward the comments below (word doc attached) to the planning department for the meeting on April 20, 2022

Thank you

Wendell Cole

John Hildebrand, Planning Director

Riverside County Planning Department

4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, Ca. 92502-1629  
17, 2022

April

Re: Recommendations for Short-Term Rental DRAFT Ordinance  
927.1

Dear Planners and District Supervisors:

I am not in favor of allowing STRs in Riverside County, and specifically in the Temecula Wine Country residential areas. However, it appears that the county has already endorsed this use in spite of the negative impacts this will have on the quality of life on residents. With that in mind I suggest the following additions/amendments to the proposed ordinance 927.1:

1. Responsible person-section 4.m.2 defines a responsible person as guest(s) of the STR who is at least 18 years of age. This requirement should be changed to indicate that the responsible person be at least 25 years of age.
2. Section 4.c.-Good Neighbor Brochure-This document must include information on the county-wide prohibition against fireworks. Also there should be reminders posted in clearly visible locations. Guests who are not residents of Riverside County may not be familiar with this provision which could lead to unnecessary complaints being filed against the property.
3. Section 10. NOTIFICATION AND COMPLAINTS. "A Responsible Operator shall provide written notice to all property owners of properties located within 300 feet of the Short Term Rental's property line...". This should be expanded to a distance of at least 500 feet. Many of the impacted properties are on 3 acre or larger lots and 300 feet will not result in adequate notification to such properties.
4. No property qualifying for a STR certificate shall be allowed to place on the property a mobile home/RV for the purpose of renting as part of the STR.
5. All violations of the Ordinance should be kept in a searchable database available to the public.
6. A cap on the total number of STRs in any neighborhood/subdivision should be included in the Ordinance. This is necessary to prevent communities from becoming saturated with STRs which will have a large and significant negative impact on the quality of life and character of the community
7. Code enforcement officers must be available after hours and on weekends.
8. On-street parking should be strictly prohibited.

Thank you.

Sincerely,

Wendell J Cole  
40540 Chaparral Drive  
Temecula, CA 92592



**From:** Planning  
**Sent:** Tuesday, April 19, 2022 3:19 PM  
**To:** Hildebrand, John; Jones, Steven  
**Subject:** FW: Comments regarding an amendment to Ordinance No. 927, Regulating Short Term Rentals  
**Attachments:** Hipcamp Submission, Riverside County April 19, 2022 (1).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>

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**From:** Mason Smith <[mason@hipcamp.com](mailto:mason@hipcamp.com)>

**Sent:** Tuesday, April 19, 2022 2:17 PM

**To:** Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>

**Subject:** Comments regarding an amendment to Ordinance No. 927, Regulating Short Term Rentals

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Dear Riverside County Planning Department:

Thank you for inviting the public to submit comments on the proposed amendment to Ordinance No. 927 regulating short term rentals within the unincorporated areas of Riverside County. Thank you also for your commitment to enabling well managed economic development through tourism.

In addition to the proposed rules for short-term rentals, Hipcamp encourages you to create an affordable and achievable permitting pathway for small-scale incidental camping and other outdoor stays. Please see attached for our full comments on the matter.

Thank you,  
Mason Smith



--

**Mason Smith**

Head of Government and Community Relations

+1 415-968-0700

Pronouns: he/him

[Check out our Host Standards](#)

**From:** Planning  
**Sent:** Thursday, April 14, 2022 9:46 AM  
**To:** Hildebrand, John; Jones, Steven  
**Subject:** FW: ord. 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://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>

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**From:** [5lachmans@gmail.com](mailto:5lachmans@gmail.com) <[5lachmans@gmail.com](mailto:5lachmans@gmail.com)>  
**Sent:** Wednesday, April 13, 2022 11:55 PM  
**To:** Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>  
**Cc:** Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Subject:**

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April 13, 2022

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

Dear Board Members of Riverside County:

We are writing to you as owners that live on the property of an Owner Occupied licensed Short Term Rental in Temecula Wine Country. We feel that we have an insight and a different perspective as a responsible STR operator regarding the current project of updating Ordinance 927.

To preserve the ongoing economic boom in Temecula Wine Country which has been greatly assisted by STRs over the last ten years, and continued the collection of taxes.

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.

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 – NonHosted 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, we have had no issues. 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.

We would like to make suggestions that apply for all STRs that 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 but 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 into their homes to celebrate life's 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.

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.

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 from 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.

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.

Andrew & Lydia Lachman

**From:** Planning  
**Sent:** Thursday, April 14, 2022 10:17 AM  
**To:** Jones, Steven  
**Subject:** FW: Please add Deed Restriction back into Ordinance 927.1  
**Attachments:** Please add Deed Restriction language back into Draft Ordinance 927.1.PDF

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

Comments below and attachment included.

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>

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**From:** [sjmanfredi@aol.com](mailto:sjmanfredi@aol.com) <[sjmanfredi@aol.com](mailto:sjmanfredi@aol.com)>  
**Sent:** Thursday, April 14, 2022 10:05 AM  
**To:** Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Cc:** [sjmanfredi@aol.com](mailto:sjmanfredi@aol.com)  
**Subject:** Please add Deed Restriction back into Ordinance 927.1

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Re: Please add "Deed Restriction" language back into Draft Ordinance 927.1

The purpose of this letter is to request that certain "Deed Restriction" language be added back into the Draft Ordinance 927.1. This "Deed Restriction" language is present in the existing approved Ordinance 927.1 and it is very important to our community of 25 lots located in

Temecula Wine Country Residential District.

**Please see the attached letter.**

Thank you very much.

Stephen J. Manfredi, M.D.

32727 Avenida Lestonnac

Temecula, Ca. 92592

**From:** Planning  
**Sent:** Thursday, April 14, 2022 9:14 AM  
**To:** Jones, Steven  
**Subject:** FW: Short Term Rentals  
**Attachments:** Business letter.pdf

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

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>

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**From:** Alicia Ivar (via Google Docs) <[alicia.h.ivar@gmail.com](mailto:alicia.h.ivar@gmail.com)>  
**Sent:** Wednesday, April 13, 2022 1:05 PM  
**To:** Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Cc:** Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>  
**Subject:** Short Term Rentals

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[alicia.h.ivar@gmail.com](mailto:alicia.h.ivar@gmail.com) attached a document



[alicia.h.ivar@gmail.com](mailto:alicia.h.ivar@gmail.com) has attached the following document:



Short Term Rental Draft Ordinance 927.1



Business letter

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because [alicia.h.ivar@gmail.com](mailto:alicia.h.ivar@gmail.com) shared a document with you from Google Docs.

Google™



**From:** Planning  
**Sent:** Monday, April 18, 2022 8:31 AM  
**To:** Jones, Steven  
**Subject:** FW: Short Term Rentals  
**Attachments:** No STR's in Wine Country Residential v2(2).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.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>

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

From: [time4mpg@aol.com](mailto:time4mpg@aol.com) <[time4mpg@aol.com](mailto:time4mpg@aol.com)>  
Sent: Saturday, April 16, 2022 2:44 PM  
To: Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>; District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>; [district4@rivo.org](mailto:district4@rivo.org); District5 <[District5@Rivco.org](mailto:District5@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.

Please see attached.

**From:** Planning  
**Sent:** Monday, April 18, 2022 11:32 AM  
**To:** Hildebrand, John; Jones, Steven  
**Subject:** FW: SHORT TERM RENTALS - IMPORTANT!!!  
**Attachments:** No STR's in Wine Country Residential v2.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.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: Gary Dillon <[gkd@frontier.com](mailto:gkd@frontier.com)>  
Sent: Monday, April 18, 2022 11:02 AM  
To: Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
Subject: SHORT TERM RENTALS - IMPORTANT!!!

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 Ban Short Term Rentals

**From:** Planning  
**Sent:** Monday, April 18, 2022 8:32 AM  
**To:** Jones, Steven  
**Subject:** FW: SHORT TERM RENTALS (ORDINANCE 927.1) - ATTACHMENT  
**Attachments:** STR Letter (Jill Hernandez).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:** Jill Hernandez <[jill.reealty@yahoo.com](mailto:jill.reealty@yahoo.com)>  
**Sent:** Saturday, April 16, 2022 5:34 PM  
**To:** Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Subject:** SHORT TERM RENTALS (ORDINANCE 927.1) - ATTACHMENT

**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 Washington and Planning Commissioner Hildebrand,

Thank you for taking the time out of your busy schedules to read my email. Our family made Temecula our home 25 years ago and, like many others, we built our home in the beautiful Temecula Wine Country. We have seen Temecula grow and blossom and become so much more than many envisioned.

However with growth there comes negative impacts to an area, as well. The most recent change in the explosion of STRs in Wine Country and it is a big concern. I truly feel that the County Supervisor and Planning Department did not see this coming and therefore was unprepared for

this overwhelming influx. But it is having a negative impact on the residents who have made this our full-time residents.

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

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

---

Kind regards,

*Jill Hernandez*

951-285-5077

**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](mailto:sjmanfredi@aol.com) <[sjmanfredi@aol.com](mailto:sjmanfredi@aol.com)>  
**Sent:** Wednesday, April 13, 2022 7:02 AM  
**To:** Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Cc:** [sjmanfredi@aol.com](mailto: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:** 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](mailto:ronald.kuehl@yahoo.com) <[ronald.kuehl@yahoo.com](mailto:ronald.kuehl@yahoo.com)>  
**Sent:** Tuesday, April 12, 2022 8:52 AM  
**To:** Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Cc:** District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto: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 – 12<sup>th</sup> 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:** 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.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>

---

**From:** [ducklo9@aol.com](mailto:ducklo9@aol.com) <[ducklo9@aol.com](mailto:ducklo9@aol.com)>  
**Sent:** Monday, April 11, 2022 7:15 PM  
**To:** District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; [district2@rivco.or](mailto:district2@rivco.or); District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>; [JHildebr@rivco.or](mailto:JHildebr@rivco.or); Planning <[Planning@RIVCO.ORG](mailto: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](mailto: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](mailto: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:** Monday, April 18, 2022 8:31 AM  
**To:** Jones, Steven  
**Subject:** FW: Short Term Rentals  
**Attachments:** STR recommendations (1).docx

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

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>

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

From: [time4mpg@aol.com](mailto:time4mpg@aol.com) <[time4mpg@aol.com](mailto:time4mpg@aol.com)>  
Sent: Saturday, April 16, 2022 2:55 PM  
To: Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>; District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto:District2@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@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.

Please see attached.

**From:** Planning  
**Sent:** Thursday, April 14, 2022 9:16 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

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:** [geminiswp@gmail.com](mailto:geminiswp@gmail.com) <[geminiswp@gmail.com](mailto:geminiswp@gmail.com)>  
**Sent:** Wednesday, April 13, 2022 1:51 PM  
**To:** Perez, Esmeralda <[ESperez@rivco.org](mailto:ESperez@rivco.org)>  
**Cc:** Planning <[Planning@RIVCO.ORG](mailto: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.

Good afternoon!

As a resident of Bermuda Dunes, an unincorporated city in Riverside county, and having had to deal with insane amounts of late night noise from parties – permitted or not – I like the direction that this proposal takes.

While the three major festivals are occurring, I realize that our county may be unable to respond adequately to the multiple noise complaints.

I have personally experienced the inability to handle the complaints and abate the noise issues that I telephoned in since moving here in 2011. One party went until 5AM on the Laguna Seca properties just south of Ave 41 and West of Adams. I was informed by a Lt. that I would have to have someone personally arrested. As I was told, it was Lady Gaga's birthday party, I was not sure that I would not get sued for having her arrested.

My concern is the ability to enforce these proposed, and the existing noise ordinances that require a complainant to have someone at the site of the noise arrested in order for the noise to be abated during the hours that it's supposed to quiet.

When will the county authorize our Sheriff to handle these Code issues with appropriate response, up to and including the confiscation of the offending equipment and the arrest after multiple visits to the property?

Scott Pam  
(760) 969-0974  
41371 Balaclava Dr.  
Bermuda Dunes CA 92203

---

**From:** Perez, Esmeralda <[ESperez@rivco.org](mailto:ESperez@rivco.org)>  
**Sent:** Wednesday, March 9, 2022 2:18 PM  
**To:** Perez, Esmeralda <[ESperez@rivco.org](mailto: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 20<sup>th</sup>.

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](mailto: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](mailto:ESperez@rivco.org) | [www.Rivco4.org](http://www.Rivco4.org)

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**County of Riverside California**

**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.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>

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**From:** [ronald.kuehl@yahoo.com](mailto:ronald.kuehl@yahoo.com) <[ronald.kuehl@yahoo.com](mailto:ronald.kuehl@yahoo.com)>  
**Sent:** Tuesday, April 12, 2022 8:46 AM  
**To:** Hildebrand, John <[JHildebr@RIVCO.ORG](mailto:JHildebr@RIVCO.ORG)>; Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Cc:** District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>; Office of 2nd District Supervisor <[District2@Rivco.org](mailto: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 – 12<sup>th</sup> 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/1091117/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:** Thursday, April 14, 2022 9:46 AM  
**To:** Hildebrand, John; Jones, Steven  
**Subject:** FW: 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://enterprise.rivcoc.org/Html5Viewer/?viewer=MMC>  
Zone Descriptions: <https://planning.rctlma.org/General-Plan-Zoning/Zone-Descriptions-Requirement>  
Click on General Plan & Zoning link. You do not need to log into the system  
Frequently Asked Questions: <https://planning.rctlma.org/General-Information/Frequently-Asked-Questions>

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**From:** [5lachmans@gmail.com](mailto:5lachmans@gmail.com) <[5lachmans@gmail.com](mailto:5lachmans@gmail.com)>  
**Sent:** Wednesday, April 13, 2022 11:52 PM  
**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>  
**Cc:** Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
**Subject:** 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.

April 13, 2022

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

Dear Board Members of Riverside County:

We are writing to you as owners that live on the property of an Owner Occupied licensed Short Term Rental in Temecula Wine Country. We feel that we have an insight and a different perspective as a responsible STR operator regarding the current project of updating Ordinance 927.

To preserve the ongoing economic boom in Temecula Wine Country which has been greatly assisted by STRs over the last ten years, and continued the collection of taxes.

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.

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 – NonHosted 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, we have had no issues. 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.

We would like to make suggestions that apply for all STRs that 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 but 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 into their homes to celebrate life's 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.

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.

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 from 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.

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.

Andrew & Lydia Lachman



DATE: April 19th, 2022  
TO: The Riverside County Planning Department  
FROM: Hipcamp, Inc.  
RE: Ordinance No. 927 Regulating Short Term Rentals

Dear Riverside County Planning Department:

Thank you for inviting the public to submit comments on the proposed amendment to Ordinance No. 927 regulating short term rentals within the unincorporated areas of Riverside County. Thank you also for your commitment to enabling well managed economic development through tourism. **In addition to the proposed rules for short-term rentals, Hipcamp encourages you to create an affordable and achievable permitting pathway for small-scale incidental camping and other outdoor stays.**

Hipcamp is a web-based platform that empowers landowners to open their land for overnight stays in tents, glamping sites, and RVs. We partner with landowners to generate sustainable revenue streams for both landowners and local small businesses while providing ecosystem goods and services to support communities. Our mission is simple: get more people outside.

**Currently, no viable permitting pathway exists for incidental camping and other outdoors stays in Riverside County.** As proposed, the amended short-term rental rules do not apply to overnight stays at a camping site, in a recreational vehicle, or in “other structures not intended for permanent residential occupancy.” Furthermore, existing standards for vacation recreational vehicle parks (17.268.040) are ill-suited to permit and manage this type and scale of activity. Similarly, conditional use permits are not right-sized for such a low-intensity land use.

**The economic impact of incidental outdoor stays is clear:** each year, visitors who travel through Hipcamp in Riverside County add an estimated \$1.7 million in spending, resulting in 16.5 full- and part-time jobs. Beyond the spending occurring in the community, Hipcamp enables hosts to generate income from natural areas of their properties: the average host in Riverside County earns \$5,500 in annual supplemental income.

**The lands on Hipcamp also benefit the local ecosystems:** in Riverside County, there are nearly 900 acres of natural grasslands, rangelands, open green spaces, forests, and wetlands listed on Hipcamp. These natural lands provide multiple benefits to local communities, such as cleaning the air and water and providing habitat for wildlife. It is estimated that Hipcamp properties generate over \$8.2 million in ecosystem services benefits each year – that’s \$9,300 per acre, every year.

**We encourage you to create an affordable and achievable permitting pathway for this burgeoning industry and would be happy to brief you further on the topic.** Thank you for your consideration.

Mason Smith,  
Head of Government and Community Relations

**From:** sjmanfredi@aol.com  
**Sent:** Saturday, April 16, 2022 11:17 AM  
**To:** Jones, Steven  
**Cc:** sjmanfredi@aol.com  
**Subject:** How to Fund STR Enforcement Ord 927.1  
**Attachments:** How To Fund STR Enforcement.PDF

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

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

Re: How to Fund STR Enforcement Ord. 927.1

Hello Steven: Thank you very much for meeting with me on Thursday 04-14-2022. I appreciated your courtesy very much.

I have attached a very informative letter entitled "How to Fund STR Enforcement". Please see the attached, and thank you again for your time and consideration. You are very appreciated!

Stephen J. Manfredi, M.D.

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

Steven Jones, Principal Planner  
Riverside County Planning Department  
4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, Ca. 92502-1629

Re: How to Fund STR Enforcement Ordinance 927.1

April 16, 2022

Dear Planners and District Supervisors:

The purpose of this letter is to offer additional ideas regarding how to fund the hiring of additional code enforcement and sheriff personnel for Wine Country in order to ensure that noise and other complaints can be responded to in a timely manner at night and on weekends.

My family and I reside in Wine Country Residential District, and we have a STR next to our home. I agree with the attached the letter from the Idyllwild Association of Realtors dated 09-22-2021, and this letter will expand upon their ideas, and apply those ideas to Wine Country.

**1. Oversight and Fees:** On-site inspections should be required. The fee charged for the inspection can be based upon the number of legal bedrooms that the STR will be permitted for:

Number of Legal Bedrooms	Annual Inspection Fee	Annual Renewal Fee	Initial Application Fee
1-2	\$200	\$200	\$200
3-4	\$800	\$800	\$800
5-7	\$2000	\$2000	\$2000
8+	\$5000	\$5000	\$5000

Please note that the larger STRs charge higher rents. For example, in Wine Country the larger STRs charge rental fees that range from \$3000 to \$4800 for the average one-night stay. In addition, larger occupancies tend to create more noise and annoyances for neighbors. Therefore, the above fees are reasonable.

**2. Enforcement:** The above fees can be used to hire one or more additional Code Enforcement Officers who will be assigned only to Wine Country, and the primary purpose of that officer will be to inspect, approve and provide permits for conforming properties, and to issue citations to owners who allow non-compliance to Ordinance 927.1. I recommend that one Code Enforcement Officer be on duty every Friday and Saturday between 6PM and 2 AM to answer complaints during those hours. The minimum fee for operating a non-permitted STR should be \$5000. The other fees listed in Section 11 "Inspection, Additional Fees, Violations, Enforcement, Fines & Penalties" are good.

**3. Communication and Documentation:** As per the Civil Grand Jury recommendations, the County should establish an online "Neighbor Complaint Form" similar to the online "Code Compliance Complaint Form" established by the County of Ventura. This online form should have the ability to upload pictures and videos.



**4. Response:** As stated in Number 2 "Enforcement" above, one Code Enforcement Officer should be on duty every Friday and Saturday between 6PM and 2 AM to answer complaints during those hours. In addition, an additional Sheriff should be available for Wine Country during those same hours.

Please note that the previous efforts to control noise and complaints generated by STRs in the past have failed. All four (4) of the items listed above must be instituted in order to provide a definite pathway to curb violations and complaints. Simply instituting fines, with no enforcement and inadequate response times will not work. All four (4) of the above items must be fully funded and instituted.

It is now time for the Planning Department to make strong recommendations to the County Supervisors and "take the bull by the horns" so that the STR violators will be fined and brought under control. Failure to do so will allow the noise, complaints, and aggravations to continue, and we will all be back in 1-2 years to deal with the same problems, or worse.

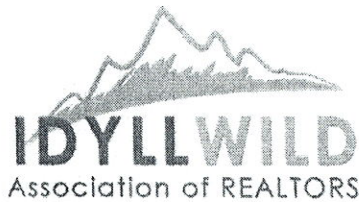
Please see the attached the letter from the Idyllwild Association of Realtors dated 09-22-2021. I fully agree with their assessment, and this letter expands upon their thoughts, and applies to Wine Country.

Thank you very much for your time and consideration.



Stephen J. Manfredi, M.D.





**Board Officers:**

Karen Doshier, President  
Cindy Felix, Vice President  
Rosie Nowell, Past President  
Dora Dillman, Secretary/Treasurer

**Directors**

Shannon Johnston  
Shelly McKay  
Emily Pearson  
Tiffany Raridon

September 22, 2021

Steven Jones, Principal Planner  
Riverside County Planning Department  
4080 Lemon ST. 12<sup>th</sup> Floor  
Riverside CA 92501  
sjones@rivco.org

Dear Sir,

Re: Ordinance 927.1

On behalf of the Board of Directors for the Idyllwild Association of Realtors I am presenting the following requests of mandates to be included in Ordinance 927.1 to accommodate the unique needs of the Idyllwild community.

1. Oversight: Require on-site inspections prior to issuing a permit to validate occupancy, parking and visitor limits, verification of a local 24/7 local contact number, fire, water, septic, neighbor notification, evacuation, and safety regulations including maps of the area showing alternate escape routes .
2. Enforcement: Increase the application, renewal fees and penalties to be commensurate with neighboring jurisdictions. These fees can be used to provide a minimum of one full-time code enforcement officer, assigned to Idyllwild, to be available to inspect, approve, and provide permits to conforming properties and to issue citations to owners who allow non-conformance.
3. Communication: The county should establish and respond to a neighbor's formal on-line complaint and process noncompliant STRs with expediency. Neighbors should have a documented avenue to report possible violations of Ordinance 927.1.
4. Response: RIVCO Planning, Code Enforcement and the Sheriff must pursue a process that will ensure that the County noise ordinances and departmental procedures adequately address noise complaints in a timely manner.

The inclusion of these requests in Ordinance 927.1 will be beneficial to the permanent residents of Idyllwild as well as enhancing the mountain experience of our guests.

Best regards,

Karen Doshier  
President, Idyllwild Association of Realtors

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

April 13, 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:

- 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 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!

**\*\*\*\*\*WE 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, IF 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.

**\*\*\*\*\*We live in WC-R. This is our HOME.**

**My husband and I have worked 40+ years In Temecula to be able to live here. We know all of our neighbors. Our peace of mind and SAFETY should matter first. NOT PROFIT.**

**Intoxicated, transient people do not belong in the residential areas, looking for their AIR BNB. We have school buses traveling thru during the week.**

**STR'S have been banned in the City of Temecula, Canyon Lake, Napa, etc.**

**Our police are stretched thin enough with the increase in crime in our area.**

**The needs of our residents should come FIRST.**

**The number of STR'S just continues to grow around us. Some allowing up to 25+ people per AIR BNB ad. Some AIR BNB owners have additional RV's on their lots, allowing for more renters. They add extra beds on the floors of the home. It would be very difficult to police STR's well.**

**Some homeowners have been THREATENED by the STR owner if they complain.**

**Investors can rent long term. We need homes available for long-term renters like we did for 3 years, before buying our home. And for new home buyers.**

**PLEASE ASK YOURSELF THIS ONE QUESTION.**

**WOULD YOU WANT AN STR NEXT DOOR TO YOUR HOME, OR IN CLOSE PROXIMITY?**

**\*\*\*\*\*WE BELIEVE YOUR ANSWER WOULD BE NO.**

**PLEASE DO THE RIGHT THING, AND BAN SHORT TERM RENTALS.**

**Respectfully,**

**Gary and Karen Dillon**

**34605 Mesa Butte Temecula, Ca 92592**



John Hildebrand, Planning Director  
Riverside County Planning Department  
4080 Lemon Street – 12<sup>th</sup> 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.”*

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*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! 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.

The majority of my neighborhood has been designated a Riverside County HANS cell to protect and conserve sensitive plants and wildlife. I have neighbors that are not allowed to grow or build on their own properties, yet in the same cell I have 5+ neighbors that are issued short-term rental permits. It makes no sense. Nothing screams conservation more than loud music, overflowing trash cans, unsustainable heavy traffic on dirt roads (not maintained by the county), drunk or speeding drivers, light pollution, overburdened septic systems and large parties almost every weekend and holiday.

Sincerely,

Matt Gonzalez

38540 Avenida de la Bandolero

Temecula, CA 92592

Your name and address





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

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

April 14, 2022

Re: Please add "Deed Restriction" language back into Draft Ordinance 927.1

The purpose of this letter is to request that certain "Deed Restriction" language be added back into the Draft Ordinance 927.1.

The existing approved Ordinance 927 has "Deed Restriction" language on Page 4 under Section 8, SHORT TERM RENTAL OPERATIONAL REQUIREMENTS, item "L" that states the following:

L. If there is a deed restriction on a property that prohibits the use of a residential dwelling as a short-term rental, then that deed restriction shall control. The County shall not enforce said deed restriction.

Our community of 25 lots is located in Wine Country Residential and we have CC&Rs recorded in the County of Riverside as Document Number 1999-535705, however we do not have an HOA. The new language in Draft Ordinance 927.1 will protect an HOA, but it does not state that our CC&R deed restrictions shall control.

We are already in litigation with the STR located at 32789 Avenida Lestonnac, and deletion of the Deed Restriction language would be extremely harmful to us.

Therefore we beg and beseech you to add the following language back into Draft Ordinance 927.1:

**If there is a deed restriction on a property that prohibits or limits the use of a residential dwelling as a short-term rental, then that deed restriction shall control. The County shall not enforce said deed restriction.**

The above language could be added under item "e" on page 17, or another location of your choice. Please note that there may be other CC&Rs in other communities that need the same language. Please let me know if this language will be added back in.

Thank you very much.



Stephen J. Manfredi, M.D.



## 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

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

Lot Number: 2

Page / Grid:

### Property Details



Bedrooms: 7



Bathrooms: 8.5



Total Rooms:



Zoning: RR



Year Built: 2006



Garage: Attached 8



Fireplace: 1



Pool: P

Square Feet: 8,464

Lot Size: 2.51 AC

Number of Units: 0

Use Code: Single Family Residential

### Sale Information



Transfer Date: 06/03/2021

Transfer Value: \$3,000,000.00

Cost/Sq Feet:

Seller:

DONDEL, DALE J; DONDEL, DENISE M

Document#:

[2021-0339636](#)

### Assessment and Taxes



Assessed Value: \$1,941,220.00

Land Value: \$273,411.00

Improvement Value: \$1,667,809.00

Market Improvement Value:

Market Value:

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

Percent Improvement: 85.92%

Tax Amount: \$21,179.40

Tax Status:

Market Land Value:

Homeowner Exemption: H

Tax Rate Area: 94-146

Tax Account ID: 943270002

Tax Year: 2021



## 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  
**Bathrooms:** 4.5  
**Total Rooms:**  
**Zoning:** R1

**Year Built:** 2018  
**Garage:** Attached 2  
**Fireplace:** 1  
**Pool:** P

**Square Feet:** 4,523  
**Lot Size:** 2.31 AC  
**Number of Units:** 0  
**Use Code:** Single Family Residential

### Sale Information



**Transfer Date:** 12/04/2019  
**Transfer Value:** \$0.00  
**Cost/Sq Feet:**

**Seller:** STEEVES, DAVID J L  
**Document#:** [2019-0497963](#)

### Assessment and Taxes



**Assessed Value:** \$1,188,182.00  
**Land Value:** \$243,496.00  
**Improvement Value:** \$944,686.00  
**Market Improvement Value:**  
**Market Value:**  
**County Tax Site URL:**

**Percent Improvement:** 79.51%  
**Tax Amount:** \$13,147.80  
**Tax Status:** Current  
**Market Land Value:**

**Homeowner Exemption:**  
**Tax Rate Area:** 94-008  
**Tax Account ID:** 951030010  
**Tax Year:** 2021

<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

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

## Sale Information

**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](mailto:SJManfredi@aol.com)

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

**Dear Planners and District Supervisors:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Riverside County Records show only four (4) bedrooms.

Here is the link for their VRBO advertisement:

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

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

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

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

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

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

April 10, 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 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.*
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. 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.

**Currently in my neighborhood (Vino Way, Calle Cabernet, Vista Del Monte, and surrounding streets) there are 85 residents, with 34 being STRs (41% saturation). The neighborhood is highly saturated and it is having a negative impact. My home is located at 39757 Calle Cabernet and out of 16 homes on my street, 4 are STRs (25% saturation). The property at 39625 Calle Cabernet is a STR (leased by AvantStay) and is located next door to my home; the home has eight bedrooms (assessor records show 7 bedrooms) and the occupancy advertised is 28 persons. This STR always has a minimum of 20+ guests 7 days a week. The noise level feels like I'm living next door to a hotel, as well as the additional vehicles present and the extra traffic on our street. These estates are being run like "hotel-like" accommodations', which seems to be in direct conflict of what the property is zoned for.**

**The use of these properties need to take into account the relationship between land use and the potential impacts of the discharge of pollutants into the soil and ground water from over usage of septic systems. These septic systems were not initially designed for the amount of people that are now staying in these homes.**

**This could have negative health implications as septic systems begin to fail and pollute the ground on neighboring properties. These large estates were not designed to be “hotels-like” accommodations**

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 DO NOT keep consistent 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.

Sincerely,

*Jill Hernandez*

Jill Hernandez  
39757 Calle Cabernet  
Temecula, CA 92591

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 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.*
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. 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.

**Matthew Gonzalez**  
**38540 Avenida de la Bandolero**  
**Temecula, CA 92592**



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

April 17, 2022

Re: Recommendations for Short-Term Rental DRAFT Ordinance 927.1

Dear Planners and District Supervisors:

I am not in favor of allowing STRs in Riverside County, and specifically in the Temecula Wine Country residential areas. However, it appears that the county has already endorsed this use in spite of the negative impacts this will have on the quality of life on residents. With that in mind I suggest the following additions/amendments to the proposed ordinance 927.1:

1. Responsible person-section 4.m.2 defines a responsible person as guest(s) of the STR who is at least 18 years of age. This requirement should be changed to indicate that the responsible person be at least 25 years of age.
2. Section 4.c.-Good Neighbor Brochure-This document must include information on the county-wide prohibition against fireworks. Also there should be reminders posted in clearly visible locations. Guests who are not residents of Riverside County may not be familiar with this provision which could lead to unnecessary complaints being filed against the property.
3. Section 10. NOTIFICATION AND COMPLAINTS. "A Responsible Operator shall provide written notice to all property owners of properties located within 300 feet of the Short Term Rental's property line...". This should be expanded to a distance of at least 500 feet. Many of the impacted properties are on 3 acre or larger lots and 300 feet will not result in adequate notification to such properties.
4. No property qualifying for a STR certificate shall be allowed to place on the property a mobile home/RV for the purpose of renting as part of the STR.
5. All violations of the Ordinance should be kept in a searchable database available to the public.
6. A cap on the total number of STRs in any neighborhood/subdivision should be included in the Ordinance. This is necessary to prevent communities from becoming saturated with STRs which will have a large and significant negative impact on the quality of life and character of the community
7. Code enforcement officers must be available after hours and on weekends.
8. On-street parking should be strictly prohibited.

Thank you.

Sincerely,

Wendell J Cole  
40540 Chaparral Drive  
Temecula, CA 92592

April 18, 2022

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

Submitted Electronically: SJones@rivco.org

Dear Mr. Jones,

Expedia Group has reviewed the latest draft short-term rental ordinance for Riverside County and would like to address several areas of concern and provide recommendations to improve the ordinance.

### **Issue 1 – Clarifying roles and responsibilities for advertising**

Expedia understands that Riverside County has an interest in preventing people from using hosting platforms to advertise unpermitted short-term rental listings, and that some cities have adopted ordinances to place some responsibility on hosting platforms. In several cities throughout California, Vrbo works collaboratively with city staff, as required by ordinance, to prevent users from listing unpermitted short-term vacation rentals. The City of Indio is one local example.

The approach detailed in Section 8(r), however, makes it unclear who will be held responsible for ensuring that a TOT certificate number appears on all rental agreements and advertisements, because it states that either the “Responsible Operator or Hosting Platform(s) shall include” the number on such documents. Moreover, Vrbo is not a party to Short-Term Rental agreements between operators and travelers, so it cannot ensure those agreements include transient occupancy tax registration certificate numbers (see Vrbo Terms and Conditions, “[Vrbo is] not a party to any rental or other agreement between users.”).

[Recommendation 1](#): Delete the words “hosting platform(s)” from Section 8(r) to clarify that it is the operator’s responsibility to ensure that TOT certificate numbers appear in their rental contracts and on their advertisements.

### **Issue 2 – Feasibility of platform responsibility measures**

Section 11(c) 6 and 7 prohibit hosting platforms from completing a booking transaction when the property owner does not have a valid, unexpired short-term rental certificate, or when the County has revoked or suspended the certificate.

Only the County knows when a certificate is valid, so the County and hosting platforms must regularly exchange information about validity.

[Recommendation 2](#): Delete sections 11.c.6 and 11.c.7. Add language that requires hosting platforms to collect a certificate number prior to providing booking services and to remove listings when notified by the County that the associated certificate number is invalid, suspended, or revoked. Example language:

“Prior to providing booking services, platforms shall require operators to include a short-term rental certificate number on any listing for a short-term rental unit on the platform. Platforms shall remove any listing for a short-term rental from the platform if notified by the County that the license number associated with the listing is invalid or has been revoked or suspended.”

### Issue 3 – Tax responsibility

The current draft of the ordinance is unclear on who will be held responsible for complying with the County’s TOT ordinance, because it states that “The Responsible Operator and Hosting Platform(s) shall comply...” and “the Responsible Operator and Hosting Platform(s) shall be legally responsible” for the collection and remittance of TOT.

[Recommendation 3](#): To simplify legal liability, simplify operations for short-term rental owners, and to ensure the County receives all taxes owed, re-word this section to assign all responsibility for tax collection and remittance to the hosting platforms. Example language:

Section 9. TRANSIENT OCCUPANCY TAX. The Responsible Operator and Hosting Platform(s) shall comply with all the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall qualify as a “hotel.” **For Booking Transactions facilitated by the Hosting Platform, the Hosting Platform shall be legally responsible for the collection of all applicable Transient Occupancy taxes from the Responsible Guest and remittance of such collected taxes to the Treasurer Tax-Collector. For Booking transactions not facilitated by a Hosting Platform, the Responsible Operator and Hosting Platform(s) shall be legally responsible for the collection of all applicable Transient Occupancy taxes from the Responsible Guest and remittance of such collected taxes to the Treasurer Tax-Collector, in accordance with Riverside County Ordinance No. 495.** The Treasurer Tax-Collector shall be responsible for the enforcement of the provisions of this section and Riverside County Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these responsibilities.

### Issue 4 – Ramp-up period to implement new processes

Some of the new measures envisioned in this ordinance will take time for hosting platforms to implement. For example, a mandatory certificate number field that is checked against County records (Recommendation 2, above) would require our technical and compliance teams to modify the functionality of the platform and establish new review processes.

Additionally, assigning tax responsibility to hosting platforms requires integrating our tax collection technology with existing listings. These technical changes require time for planning, implementing, and validation testing before they can become fully operational.

[Recommendation 4](#): Clarify, either in the ordinance or as part of the motion to adopt, that hosting platforms will have 60 to 90 days to implement any new element of the short-term rental ordinance that requires technical modifications, such as the mandatory certificate number field and tax collection and remittance.

## Other issues

There are several other areas where the draft ordinance could be improved, especially regarding operational requirements related to parking and occupancy limits. The Vacation Rental Owners and Neighbors of Riverside County group (VRON-RC) has proposed alternative approaches to parking and occupancy that would be more fair and more effective than the current draft. We agree with the VRON-RC recommendations.

We would be pleased to sit down and discuss these issues and our recommendations with you. Thank you for taking the time to consider our perspective.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alyssa Stinson'.

Alyssa Stinson  
Regional Manager, Government Affairs – California  
Expedia Group

**From:** Dennis McGuire <mcguiredarcheetect@gmail.com>  
**Sent:** Tuesday, April 19, 2022 4:11 AM  
**To:** Rodriguez, Sarah; Cooper, Patricia; Justus, Kerstin; Hildebrand, John; Jones, Steven; Weiser, Bill; Frater, James  
**Subject:** With regards to the proposed Ordinance 927.1: Here's how Paradise ignored Warnings and became a Deathtrap--12/30/18, L. A. Times

**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 Supervisors Washington , Perez, and Jeffries; Planning Director Hilderbrand and Chief Planner Jones; County Fire Chief Weiser and County Fire Marshal Frater,

The Los Angeles Times article (below) covers what happened in and to Paradise in 2018--the town that had a Wildfire Hazard Potential Rating much better than Idyllwild-Pine Cove. It was a tragedy beyond what had to happen. And a cautionary tale, which if you don't make central to what you are going to propose in your final 927.1 STR Ordinance, you will be putting us who live on this mountain at more risk than we are already, as this warming and drying "trend" that the Southwest and West is experiencing continues (it is mistakenly called a "drought"--but droughts have beginnings and ends, what we are going through is a trend that we have caused and that we may be able to slow, but likely not stop). The case I've made in previous emails still applies: there isn't a mountain community in the Southwestern or Western U.S. where efforts should be made to intensify its use. Allowing STRs to be anywhere and in any numbers on this mountain is asking for trouble. I've been through the 4 mandatory fire evacuations we have had on this mountain, starting in 1974. They all occurred in the summer (no surprise there), but they all started during the week. What happens if the next one occurs on a big weekend (and any weekend up here is now a big one)? On any day of the week now there can be twice as many people up here as actually live here. But on a weekend there can be an additional 8000-10000! The next fire and mandatory evacuation will occur. It may not start at some short term rental firetrap cabin on one of those narrow paved or unpaved roads that a fire truck is not going to go up or down. More likely, it will, as in the past, arrive from outside our mountain communities. But from wherever it comes, it could cut off one of our two main exit highways. What is your plan to get 12,000 people off this mountain on a big weekend, most of whom do not live here, most of whom as likely as not will not know their way around? You ignore these facts not at your peril, but at ours and at the peril of what could be thousands of visitors.

I have thought about attending the Planning Commission meeting this Wednesday, the 20th, but I went to the meeting about STRs at our Idyllwild Town Hall in November and there were a dozen people who came up from the Temecula wine country to disrupt it. It wouldn't surprise me if something like that will happen on Wednesday and one experience like that in a year is enough for me. I know that there is a lot of money to be made from the bed tax you get from STRs. But given the fact that Global Warming is continuing and that mountain communities like ours will not only continue to be at risk from fire, but will have to deal with an ever-increasing risk, it seems to many of us that the health, safety, and welfare of the people who live on this mountain, of the people who visit it, and of the mountain itself should take precedence over the money that can be made from taxing STRs.

Thank you for your consideration,

Dennis McGuire, architect, 48 year resident of Idyllwild and Pine Cove

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.....

Subject: Here's how Paradise ignored Warnings and became a Deathtrap--12/30/18, L. A. Times  
To: Gmail <[mcguiredarchitect@gmail.com](mailto:mcguiredarchitect@gmail.com)>

<https://www.latimes.com/local/california/la-me-camp-fire-deathtrap-20181230-story.html>

.....The fate of Paradise was cast long before a windstorm last month fueled the deadliest fire in California history.....

Sent from [Mail](#) for Windows.....



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