

From: [Cre8n4you](#)
To: [Planning](#)
Cc: [Link, Cheryl](#)
Subject: REVISING STR Draft Ordinance 927.1 and LEGAL Implications
Date: Tuesday, April 26, 2022 5:29:21 PM

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Dear Planning Commissioners,

I am writing you today as both a 'neighbor' constituent and business owner, to help bring you further **clarity** on a couple of items that still need amending in the proposed Draft Ordinance 927.1.

These particular items I am highlighting below, with proposed language for the revision of the draft, for your quick reference.

But first before getting in to the details of this letter, I would like to thank you for your excellent service. I attended and spoke at the April 20th meeting, and was much impressed and grateful for the level of professionalism and sincerity with which you, and all the Commissioners, handle your positions. It is obvious you aim to do the best for the communities you serve. The Riverside Planning Commission and Board of Supervisors are an example of a democratic government at its finest, and deserves to be acknowledged, especially in light of the horrible political turmoil much of the world still lives in.

I'm sure you don't remember me and my particulars from the hearing, but I own and operate a beautiful **owner occupied** short-term rental here in Temecula Wine Country. I am a licensed and responsible STR owner operator and also a member of Vacation Rental Owners and Neighbors of Riverside County, known as VRON RC.

I take much pride that our property is one of the most beautiful around, being designed and built by ourselves, and it sets a fine example of Temecula charm and warm hospitality. My husband and I work very hard to set an excellent example of a well run, successful STR and offer 5 star service and accommodations to the many travelers who frequent this ever more popular, now internationally recognized, special tourist destination known as Temecula Valley Wine Country.

I do support Riverside County's enhanced efforts to reign in unlicensed STRs and STRs that are repeat nuisance offenders, as I am also a neighbor here, living on my property, and we are also surrounded by other homes used for STRs.

But there are a few very important points that need to be furthermore revised to make the ordinance well rounded, fair, safe and successful for both neighbors and STR owners.

****#1 - MULTIPLE RENTERS ALLOWED ON ONE PROPERTY**

!

****Please give careful consideration to the fact that renting to different people instead of one large group poses absolutely no problem to the surrounding neighbors in terms of excess noise or traffic. Actually, multiple renters REDUCE the probability of noise as individual couples looking for a quiet weekend away is a *much* different social dynamic than one large group coming to celebrate or vacation together.**

This was discussed at the meeting and I know you all agree that there is no harm to allow a property to rent to different couples rather than one large group. Then I know then the question of a Bed & Breakfast was brought up. But there is no legal definition in our State, or County, ordinances that precisely defines exactly what a commercial Bed & Breakfast must be, and that “multiple renters” cannot *also* be defined as a Short Term Rental, as the original Airbnb model actually is.

Not allowing STRs to host more than one responsible party will create the exact OPPOSITE the County is trying to avoid AND *may force some good homeowners with successful, quiet STRs in to renting out their whole house to one large party* in order to be able to afford keeping their house, therefore adding to the issue of the abundant inventory of large party houses.

Out here in Wine Country, there are quite a few large properties with multiple units, rooms or casitas, and none of them that I know of, including ours, cause a problem to their neighbors when they rent them out separately. But when you rent out a large house with 5+ bedrooms or casitas to one large group, you can imagine the effect.

I cringe at the thought of losing the right to host my quiet, well-to-do couples and instead having to spend my time policing one large group!

*****Also please note, out here in Wine Country there is a HUGE need to accommodate INDIVIDUAL couples- who may come for a quiet celebration, or to attend a wedding, or to go wine tasting. These people do NOT want to rent a whole house, and there currently is not enough accommodation options for them out here in wine country. Individual room STRs are a big necessity. Without being able to find overnight accommodations, these people are forced to drive, *very likely over the legal drinking limit*, to go home or try to find accommodations further away outside of wine country or down the 15 fwy. We all pay this 2% TWCMDT tax to advertise to tourists to come here and drink, and this proposed draft is dangerously counterproductive by vying to take away good accommodation options for these visitors.**

The problem is solved as easily as just REMOVING or revising this one point from the draft ordinance.

!

So perhaps the draft can now read:

Section 4.

k. Responsible Guest. A Guest of the Short Term Rental who is at least eighteen (18) years of age, entered into a Booking Transaction to rent the Short Term Rental, and is legally responsible for ensuring that all **THEIR** Guests of **THEIR** Short Term Rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the Short Term Rental.

Section 8.

e. A Responsible Operator or Hosting Platform shall only rent each legally licensed Short Term Rental **UNIT, be it a whole house, rooms in a house, casitas or ensuite rooms or mini apartments** to one Responsible Guest for a specified period of time. *(remove all other language)*

f. If a lot contains multiple one family dwellings, one Short Term Rental Certificate **will** be issued for that lot.. Multiple one family dwellings on a lot does not increase the maximum occupancy of the Short Term Rental as defined in this ordinance. *(remove all other language)*

#2 - STR IDENTIFYING SIGNAGE

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-

Signage identifying an STR with contact information ENDANGERS the safety of both STR owner, its renters, AND all neighbors. This requirement should NOT be enforced.

First question that comes to my mind is- "For whom is this sign intended??" when all neighbors who would be affected by an issue **already** have the owners information and STR details as per the new requirements to qualify for a STR Certificate.

A sign notifying the general public that a home is an STR, **and thus vacant per an online calendar**, will without a doubt, attract crime and can potentially endanger anyone in the STR or surrounding neighborhood.

A perfect example is our neighborhood situation, where we have been battling since Covid/2020, with a consistent monthly assault by malfeasant thieves entering our neighborhood and breaking in to our community mailboxes and stealing all of our mail and packages. Who knows if they will move on to breaking in to our homes next.

Allowing random people who drive down the street access to the owners personal information and the **knowledge of an empty house on a STR schedule** is **dangerous** for the

homeowner, their staff *AND also dangerous for the neighbors too, and the neighborhood.*

Especially here in wine country rural/residential where we are all on large properties in a DARK neighborhood with no street lights.

Signage is a BAD and dangerous idea that is of no benefit. All neighbors already have notification letters with the STR owner's information and STR particulars, as do all renters within the STR. A sign on the STR serves no productive purpose beyond unfairly singling out and branding the STR, potentially leaving the County responsible and vulnerable to a law suit.

Section 8.

t.. Any advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Riverside County Ordinance No. 348.
(remove all other language)

#3 - NOISE MONITORS

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-

Placing noise monitors inside the home is an illegal *invasion of privacy* and not necessary to determine if a property is complying with noise ordinance 847

-

Every person has the right to make as much noise, and any kind of noise, inside their own living space, as long as it does not disturb any surrounding neighbors as per our Noise Ordinance. Do not make STR owners police their guests' private, potentially intimate, moments by noise level inside the home.

Section 8.

i. A Responsible Operator shall install and maintain in continuous operation a Noise Monitor **ON THE OUTSIDE OF THE BUILDING** to ensure the Short Term Rental remains in compliance with Riverside County Ordinance No. 847.

-

#4 - PERSONAL EVENTS

-
-

Section 8.

C. In regards to hosting 'events'.

OWNERS of STRs should be allowed under Ordinance 348 to be able to host a personal party or get a permit for a private event as any other home owner has a right to.

-
-

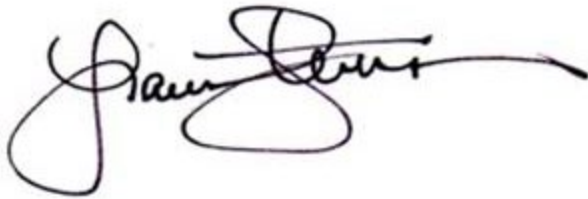
At the least, STR owners should be allowed to follow the same regulations for Temporary

Events that all home owners/ non-STR properties do as long as they comply with Ordinance 348.

*Please note that a lot of STRs are also used by the owners themselves either part time, or **are living on the property FULL TIME as their primary residence, (such as we do), and have the same right to invite people in to their homes to celebrate life's moments as much as any other citizen homeowner.***

In the instance this clause is debated, and some extra degree of control is felt necessary, you might stipulate that "Renters" of STRs shall NOT be able to host parties or events in a rented STR". (This will solve your neighbor complaints).

Please thoroughly think through my proposed considerations regarding the revision of the Short-Term Rental Ordinance 927.1. I believe they are very important to maintain the peace in our communities and fair, just, and legal, for both sides of the argument.

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

Sincerely,

Laura Stearn

And Michael Wieters

cc: Riverside County Planning Department

From: [tricia kuehl](#)
To: [Link, Cheryl](#); [Hildebrand, John](#); [Perez, Juan](#); [Leach, Charissa](#); [gthornhill17@yahoo.com](#)
Cc: [District3 Information](#); [Supervisor Jeffries - 1st District](#); [Office of 2nd District Supervisor](#); [District 4 Supervisor V. Manuel Perez](#); [District5](#)
Subject: Wine Country follow up to April 20th Planning Commission meeting
Date: Thursday, May 5, 2022 8:54:20 AM

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I have a few comments as a follow up to the April 20th meeting on short-term rentals.

I was perplexed to hear Charissa Leach's statement that the *"the idea of a STR is you don't know it's a STR. If it's done right, you shouldn't need to cap it."* Our group in attendance was shocked to hear this comment made at the public hearing. My guess is she does not live next to a STR. I live in the Wine Country "Residential" zone. There is currently a 32% saturation rate of STRs in the ½ mile radius of my home. On any given day, these STR's in ½ mile radius of my neighborhood house up to 135 transient visitors. They are not making noise 24/7 but you are always aware of their transient presence. Examples of this other than obvious noise issues include: constant stream of traffic, transients hiking on other private properties, flying drones over homes, limos and winery tourist van pickups, lost Uber drivers and illegal fireworks. When you have this many transient visitors in a residential neighborhood, they will never be invisible and *"not know it's a STR"*.

In the commission discussion after public comments, there was mention of the "strenuous effort and hard work involved in treating geographic areas differently" (i.e., ban or capping). Per the Wine Country Community plan, the three areas (winery, equestrian and residential) are already delineated with special land use designations (map attached). STR's can be banned in Residential and capped in the other two areas.

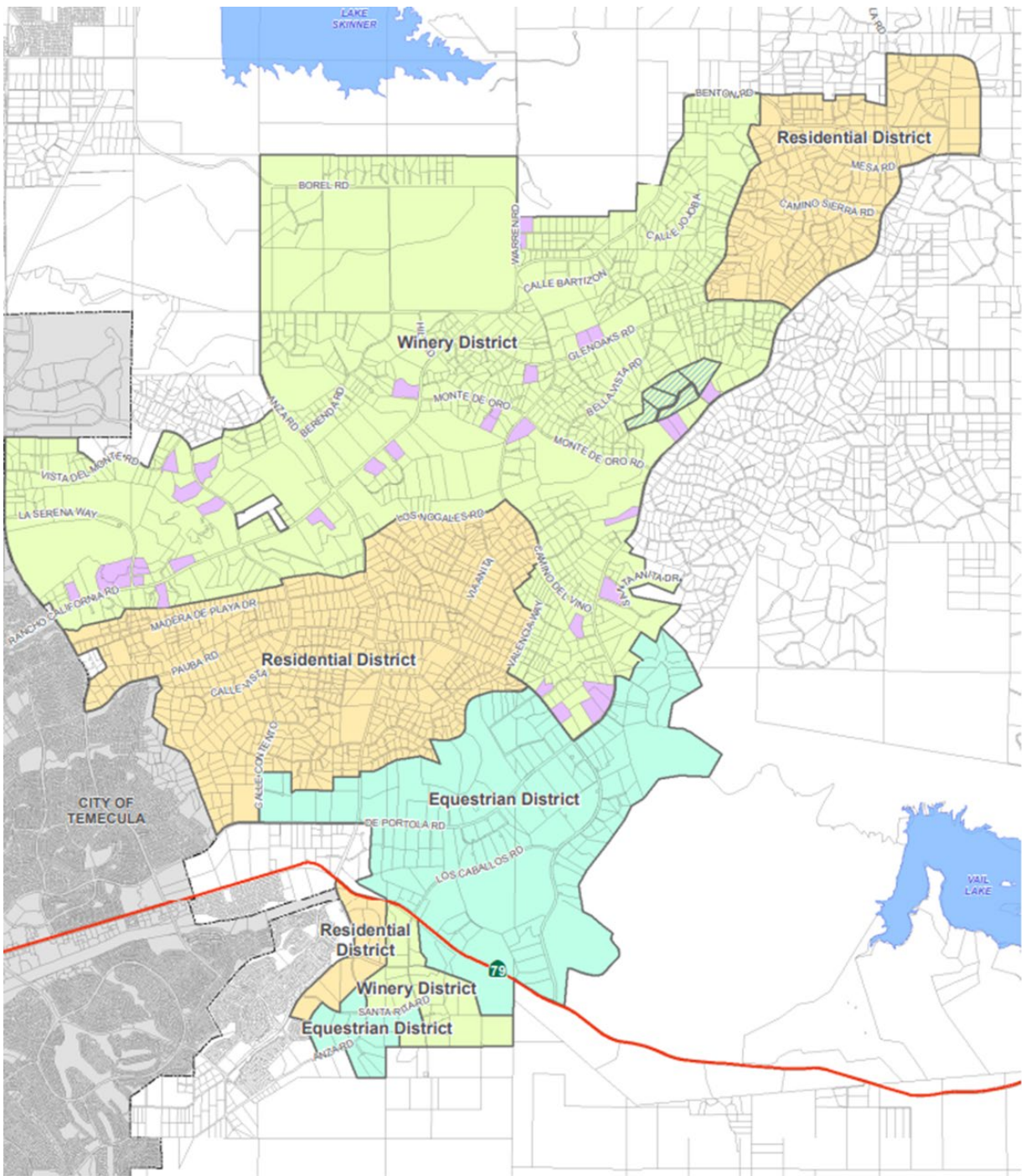
Another comment that was puzzling was regarding complaints. Someone on the panel commented "if there is a call made complaining of noise, parking, etc. and it's resolved there is no violation". So basically there can be noise issues every week, waking up the permanent residents weekly but if it's resolved it doesn't count as a violation? We feel that if a complaint is made and found to be valid, this should count as a violation regardless if it was resolved.

Lastly, it was appalling to hear several VRON (Vacation Rental Owners) members state that all the unpermitted STRs are responsible for 85-95% of the problems. While some of the unpermitted owners do create trouble, several of our neighbors in attendance live next door to the properties of the VRON members that spoke at the hearing. Many complaints have been made to these permitted VRON owners and these complaints are ignored. These STRs are a very lucrative business and the larger houses are **easily** grossing a minimum of \$150,000 a year so VRON has a lot at stake and were quick to place the blame elsewhere.

Those of us against STRs didn't just wake up and arbitrarily want them gone. We have been affected by them, our peace taken away and our privacy and safety threatened. This is why we are so passionate, asking for change and wanting our peaceful quality of life restored to Temecula Wine Country.

Thank you

Tricia Kuehl, Wine Country Resident



Data Source: Riverside County 2011

From: [Jones, Steven](#)
To: lwolfe63@gmail.com
Cc: [Link, Cheryl](#)
Subject: RE: New draft ordinance for Short Term Rentals
Date: Thursday, May 12, 2022 1:08:06 PM
Attachments: [image001.png](#)

Hello,

Your questions and comments are part of the public records to be forwarded to the Planning Commission and, by extension, the Board, for the next public hearing on the matter: Wednesday, May 18, 2022, 9:00 a.m., 4080 Lemon Street, Riverside, CA 92501.

The latest draft of the ordinance can be obtained [here](#). Please see my **replies** below.

Thanks,
Steven Jones
(951)955-0314

From: Link, Cheryl <CLink@Rivco.org>
Sent: Thursday, May 12, 2022 7:49 AM
To: Jones, Steven <SJones@Rivco.org>
Subject: FW: New draft ordinance for Short Term Rentals

Good Morning Steven:

Below is the list of questions from Ms. Wolfe regarding short-term rentals. Thank you for answering her questions!

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



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From: Linda Wolfe <lwolfe63@gmail.com>
Sent: Wednesday, May 11, 2022 10:59 AM
To: Link, Cheryl <CLink@Rivco.org>
Subject: Re: New draft ordinance for Short Term Rentals

Thank you Cheryl. Below are my questions.

In regard to the new draft ordinance that was published on May 10, 2022:

- What is the justification for banning guest houses and individual room rentals?

Short term rentals were limited to privately owned residential dwellings. While there is no ban on the use of guest quarters/houses and the proposed updates relate to structures for which certificates may be issued, guest quarters/houses are accessory and subordinate to privately owned residential dwelling units. There is no ban proposed for individual room rentals within privately owned residential dwelling units.

- Why are people who rent out rooms or guest houses being banned when the noise and party problems are caused by non-owner occupied STR's?

See above, no ban is proposed.

- Are you banning single room rentals and guest houses to appease the hotel industry?

See above, no ban is proposed. If a privately owned residential dwelling unit has obtained a certificate authorizing short term rental activity, guest quarters/houses could be used if the privately owned residential dwelling on the lot is (also) being rented or leased as a short term rental.

- Would you consider grandfathering in people who rent out single rooms or guest houses that already have STR permits?

Grandfathering is currently neither proposed necessary nor recommended by staff.

- Why are you banning rentals on unpaved roads?

There is no ban on unpaved roads. The applicable proposed provision would require on-site parking within an approved driveway be provided.

- I live on a corner and the road is unpaved. If I pave the road from the corner to my driveway, will that meet your requirements?

The driveway on your property should accommodate off-street/on-site parking.

- I have an Airstream trailer that has an STR permit. Would you consider grandfathering in people who already have permits?

Grandfather clauses are not proposed.

- Would you consider allowing Airstream trailers on owner occupied property for weekends only?

Short term rentals are currently, still, restricted to privately owned residential dwelling units.

If you adopt the draft STR ordinance, you are going to devastate my family financially. Please consider grandfathering in people who rent out rooms or granny flats and hold an STR permit. We depend on the income to make ends meet and are not the cause of STR complaints. I assure you, my neighbors would much rather have me rent out rooms than rent out my whole house. The reasoning behind this move makes no sense other than you are getting pressured by the hotel industry.

There are several uses for which no certificates are required, e.g. rooming houses. If you have any questions regarding a specific site, please feel free to contact me any time.

Sincerely,

Linda Wolfe

On Wed, May 11, 2022 at 10:25 AM Link, Cheryl <CLink@rivco.org> wrote:

Linda,
Send me your questions.

Commissioners are well-versed, but your questions might be best answered by the Project Planner or the Planning Director, as they know all the ins and outs of the proposed Ordinance. I'll see about getting a response for you either by email or by phone meeting.

Thank you,

Cheryl L. Link

Planning Commission Secretary

Transportation and Land Management Agency - Planning Department

County of Riverside | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

clink@rivco.org | (951) 955-7436



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From: Linda Wolfe <lwolfe63@gmail.com>

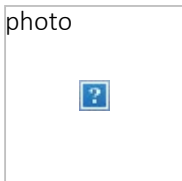
Sent: Wednesday, May 11, 2022 10:18 AM

To: Link, Cheryl <CLink@Rivco.org>

Subject: Re: New draft ordinance for Short Term Rentals

I didn't know a meeting was an option! I would love to request a meeting. I was at the last public hearing and two minutes it's just not enough time to get questions answered. I don't mind getting answers to my questions via email but I have a feeling they're not gonna respond. If I send an email with some questions do you think that somebody will respond?

photo



Linda Wolfe

at Wolfe Interactive, Inc.



Address [39739 Ave. Arizona, Temecula, CA 92591](http://39739.Ave.Arizona.Temecula.CA.92591)

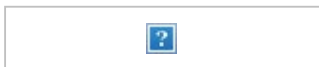
Phone [951-643-4559](tel:951-643-4559)

Mobile [951-331-8827](tel:951-331-8827)

Email linda@wolfeinteractive.com

Website wolfeinteractive.com

lwolfe63



On May 11, 2022, at 10:15 AM, Link, Cheryl <CLink@rivco.org> wrote:

Hello Linda,

Planning Commission Members do not have County emails. I'm happy to forward any

information to them that you'd like. Or, if it is a meeting you're requesting, I can coordinate or have the Commissioner(s) contact you directly.

Thank you,

Cheryl L. Link

Planning Commission Secretary

Transportation and Land Management Agency - Planning Department

County of Riverside | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

clink@rivco.org | (951) 955-7436



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From: Linda Wolfe <lwolfe63@gmail.com>

Sent: Wednesday, May 11, 2022 9:55 AM

To: Link, Cheryl <CLink@Rivco.org>

Subject: Re: New draft ordinance for Short Term Rentals

Thank you for your prompt response Cheryl!

I am looking for their email addresses. Is that something you could provide me?

Appreciate your assistance.

photo



Linda Wolfe

at Wolfe Interactive, Inc.



Address [39739 Ave. Arizona, Temecula, CA 92591](http://39739.Ave.Arizona.Temecula.CA.92591)

Phone [951-643-4559](tel:951-643-4559)

Mobile [951-331-8827](tel:951-331-8827)

Email linda@wolfeinteractive.com

Website wolfeinteractive.com

lwolfe63



On May 11, 2022, at 7:41 AM, Link, Cheryl <CLink@rivco.org> wrote:

Good Morning Linda,

Here is the link to a bit of information on the Planning Commission Members:

<https://planning.rctlma.org/Public-Hearings/Planning-Commissioners>. The

page is in the process of being updated. If you are looking for additional information, let me know.

The Planning Commissioners are appointed by the Board of Supervisors for 4-year terms.

Thank you,

Cheryl L. Link

Planning Commission Secretary

Transportation and Land Management Agency - Planning Department

County of Riverside | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

clink@rivco.org | (951) 955-7436



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From: Linda Wolfe <lwolfe63@gmail.com>

Sent: Tuesday, May 10, 2022 4:33 PM

To: Link, Cheryl <CLink@Rivco.org>

Subject: Re: New draft ordinance for Short Term Rentals

Thank you Cheryl. Where can I find a list of the people on the planning commission please? Are they appointed or are they elected officials?

Thank you,

photo



Linda Wolfe

at Wolfe Interactive, Inc.



Address [39739 Ave. Arizona, Temecula, CA 92591](#)

Phone [951-643-4559](tel:951-643-4559)

Mobile [951-331-8827](tel:951-331-8827)

Email linda@wolfeinteractive.com

Website wolfeinteractive.com

lwolfe63



On May 10, 2022, at 3:30 PM, Link, Cheryl <CLink@rivco.org>

wrote:

Good Afternoon Ms. Wolfe,
I am in receipt of your comments and will forward them to the Planning Commission members.

Thank you,

Cheryl L. Link

Planning Commission Secretary

Transportation and Land Management Agency - Planning
Department

County of Riverside | 4080 Lemon Street, 12th Floor, Riverside, CA
92501

clink@rivco.org | (951) 955-7436



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From: Linda Wolfe <lwolfe63@gmail.com>

Sent: Tuesday, May 10, 2022 3:21 PM

To: Link, Cheryl <CLink@Rivco.org>

Subject: New draft ordinance for Short Term Rentals

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Planning Commission Members,

I am writing about the new draft ordinance for Short Term Rentals. If I read it correctly, you are banning guest houses and private rooms. Is that correct? You are going to hurt so many families, including my own, that depend on that income to survive. I have never had one single complaint from my neighbors - not one! Why are you penalizing good operators? I am permitted, I pay my taxes and am a good neighbor.

What is your reasoning for doing this? You are hurting the people who are not the problem. I am SO disappointed in your decision. I guess I will have to rent out my entire 3,600 square foot house in Wine Country now to make ends meet. I will be converting my whole house into an STR now. I seriously doubt my neighbors are going to be happy about this.

Please think about what you're doing.

Sincerely,

Linda Wolfe

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[County of Riverside California](#)

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Thanks!

Linda Wolfe

From: [Emil Jorge](#)
To: [Link, Cheryl](#)
Subject: Plea to Commissioners
Date: Wednesday, May 11, 2022 3:08:54 PM

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

Dear Commissioners, forgive me for writing to your individual emails. I only noticed the note to route all correspondence to this email after I had already sent my letter.

I am writing to you today as a passionate customer of short-term rental homes. I began renting short-term rentals with my cousin and her family so our children could create life-long bonds in an intimate setting that a hotel could never provide. It was such a wonderful experience that we started finding larger homes so our extended families could join. I can't even describe how it felt to make meals with my cousins while our children played games and swam in the pool making memories they will never forget. Our kids are all young adults now and still look forward to our vacations in the desert. The rules you are considering would prevent us from ever renting in Riverside County. Our two families total twelve people and would exceed the maximum occupancy limit you are imposing. I am asking, no, I am begging you to reconsider imposing these strict rules that would prevent our family from continuing what has become a tradition of vacationing in your county!

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

Occupancy

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

Please adopt VRON's more reasonable occupancy maximums:

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

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

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

Visible STR Identifying Signage

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

On-Site County Inspections

VRON is opposed to on-site inspections. Inspections are not needed to determine whether the

intended Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations. Photos to confirm safety compliance and/or Short Term Rental insurance verification may be required instead of an on-site inspection.

Minimum Night Stay

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

Self-Reporting of Complaints

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

EVENTS

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

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

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

Sincerely,

Emil Jorge

Sent from my iPad

From: [Penelope Smrz](#)
To: [Link, Cheryl](#)
Cc: [Jones, Steven](#)
Subject: STRs-5/18/22 Meeting
Date: Thursday, May 12, 2022 1:36:57 PM

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Dear Mr. Thornhill,

I was delighted that you, our District #3 Commissioner, made a strong point at the last Planning Commission meeting, that Idyllwild could be carved out as a "special" place within the County. The whole County does not have to have the same regulations. Thank you so much for recognizing this, what seems obvious to us residents, but not always to others.

Along those lines, I am asking you to please please put a cap on the STRs. They threaten our peaceful way of life, not to mention the safety of our environment. I am in favor of banning them altogether but if they have to be, it is essential that they be limited....so we don't have a wall of hotel rooms/cabins instead of our neighborhoods! So, we don't have inexperienced visitors lighting fires and grills carelessly and accidentally burning down our town. So, we don't have to pick up litter and dog poop every Monday morning.

We live here! We should have a voice too (besides the economics of rental income for investors, enhanced traffic at local businesses, and TOT for the County). I am sure you, too, would not like to have your home surrounded by noisy commercial uses.

Thank you,
Penelope



Penelope A Smrz, MAI
P O Box 1141
Idyllwild
CA 92549-1141
951-659-5343

From: [Brian Tracy](#)
To: [Link, Cheryl](#)
Subject: PLANNING COMMISSION HEARING 5/18 @ 9am
Date: Friday, May 13, 2022 11:37:47 AM

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Mr. Thornhill, I am writing as a full time resident of Idyllwild concerned about the growing number of STR's in our community; and, as one who has been involved in the gathering of over 1,100 signatures from our community to express as best we can the problems and potential solutions to this expansion. Our petition, sent to Steven Jones, Supervisors Washington and Perez and RivCo planning staff earlier this year, clearly states our support of the following:

A 10% CAP ON THE TOTAL NUMBER OF STR'S IN THE 92549 ZIP CODE:

As you know we are a small community of 3,600 homes which, due to county, state and federal land preservation and water scarcity, does not have the ability to grow. Thus, we must have a cap on STR's. Right now there are approximately 350 registered and 250 non registered STRs in Idyllwild/Pine Cove . A 10% cap (360) is more than reasonable given that other communities such as Palm Springs with all their STR problems are at 6.6% and La Quinta's most saturated neighborhoods are at 8%.

Because of our growth constraints every home we lose to an STR means exactly that, one less home that cannot be replaced. Less people to volunteer for the Friends of the Library, the Arts Council, Rotary Club, etc. We are a community that thrives and survives on volunteers as much as tourism. A cap is required to keep the balance between tourism and community intact.

The real estate firm recently hired by the county to monitor and enforce STR activities can easily track the number of STR's by zip code. This will not be difficult to administer.

LOCAL "ON THE HILL" ENFORCEMENT:

Given the number of STR'S in Idyllwild/Pine Cove (and the revenue generated to the county) we need to have a local enforcement office up here; without enforcement the new ordinance with has no teeth. Currently the county has office space available at 25380 Franklin Rd, Pine Cove/Idyllwild where

enforcement can be housed.

Please consider the special circumstances we face up here in Idyllwild in your deliberations next week.

Thank you,

Brian M Tracy
55185 Daryll Road
Idyllwild, CA 92549

From: [CHRIS Perreault](#)
To: [Link, Cheryl](#)
Subject: STR in Idyllwild
Date: Friday, May 13, 2022 3:53:56 PM

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 Commissioner Thornhill,

My name is Chris Perreault and I am a 28 year Innkeeper in Idyllwild. I have 32 units, 4 of which are private managed homes and the other 28 are at a lodge. Last quarter I paid \$23,000 in TOT Tax. I am writing to you to let you know what the MOST IMPORTANT issue is in my mind regarding STRs. It is not what you would think. I don't mind the competition. The most important issue that I see is that there are sooooo many Air BNB's and VRBO's that there are no rentals for locals who might work up here. Then when tourists to the hill come up, they find that either restaurants or stores are closed or the service is limited or poor because the business owners can't find help because there's no place to live. It really is a vicious circle. There MUST be a limit to the number of total houses that can be rented out through Air BNB or VRBO so there is enough housing for locals.

When there were just a handful of Property Management Companies, the number of private homes that could be rented was controlled by how many the total Property Management businesses could manage. Now EVERYONE can be their own property manager so its endless.

Please please please consider putting a cap on the number of STR that we can have on the hill.

Thank you,

Christine Perreault
Silver Pines Lodge & Village
951-961-8403

From: [Julia Frodahl](#)
To: [Link, Cheryl](#)
Subject: Idyllwild STR Concerns
Date: Friday, May 13, 2022 3:42:34 PM

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.

Commissioner Thornhill,

Thank you for hearing our many voices expressing concern for the STR situation up here in Idyllwild.

I am a full time resident here and am writing to underscore two concerns/ requests that are not yet included in the county's revisions:

We need a cap of 10% placed on allowable STRs in the 92549 zip code. We are a unique community and location with very limited lands space and resources, including water.

We are also in an **extremely** high risk area for fire. Tourists are more careless and pose a higher risk. In addition, the increase in STRs greatly increases the number of people occupying the area at a given time and we have only one road out in the case of a disaster. **Furthermore, we know from behavioural studies that social cohesion is the primary factor in a community surviving a disaster.** STRs tear the fabric of social cohesion apart. More and more, we are becoming strangers to our "neighbors", as they are merely tourists with no connection to or investment in the community. With the increasing number of STRs, we will be less and less able to turn to each other or reach out to each other in the event of a disaster.

10% is a more than reasonable cap. Right now there are approximately 350 registered and 150 non registered STRs in Idyllwild/Pine Cove . Other communities such as Palm Springs with all their STR problems are at 6.6% and La Quinta's most saturated neighborhoods are at 8%.

We also need local "ON THE HILL" enforcement.

Given the number of STRs in Idyllwild/Pine Cove (and the revenue generated to the county) we need and deserve to have a local enforcement office up here. Without enforcement the new ordinance is far less likely to be enforced. Currently the county has office space available at 25380 Franklin Rd, Pine Cove/Idyllwild where enforcement can be housed.

Thank you,

Julia Frodahl

From: [Planning Department](#)
To: nan.natanom@gmail.com; [TLMA Planning Hearings 2](#)
Subject: Request to Speak Web Submission
Date: Friday, May 13, 2022 1:52:31 PM

Thank you for submitting your request to speak. Planning staff has received your request and will be prepared to allow you to speak when your item is called. .Please sign in by 8:45 AM using the Zoom application or dialing in with the phone number you provided in the form so you can be identified during the meeting. You will be muted until your item is pulled and your name is called. Do not share this information, each person will need to register to speak on an item.

Join by phone: (669) 900-6833 Meeting ID: 819 5354 0884 Password: 07720222

Join Zoom Meeting

<https://us02web.zoom.us/j/81953540884?pwd=RErQYmNwL1hCMmlqbEo4ZjYzV2hVUT09>

Join Meeting using browser, no install needed:

<https://us02web.zoom.us/j/81953540884?pwd=SzJobU82Q2FDRWtNalhaSmE4MjJmZz09>

If using the Zoom application you must have a microphone and speakers.

First Name	Nan
Last Name	Harrold
Email	nan.natanom@gmail.com
Phone	(562) 6822402
Mailing Address	25130 Coulter Dr Idyllwild, CA 92549
Meeting Committee	Planning Commission
Agenda Date	5/18/2022
Agenda Item # or Public Comment	3.1
State your position below	Support
Will you be dialing into the meeting?	Yes
Comments	I will be requesting a separate certification for part-time STRs. My suggested edits to the draft ordinance are attached.

Attachments

[Ordinance%20No_%20927_1_Suggested%20Edits_Nan%20Harrold.docx](#)

1 ORDINANCE NO. 927.1

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 REGULATING SHORT TERM RENTALS AND
5 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
6 RECOVERY PROCEDURES OF ORDINANCE NO. 725
7

8 The Board of Supervisors of the County of Riverside ordains as follows:

9 Section 1. Ordinance No. 927 is amended in its entirety to read as follows:

10
11 “ORDINANCE NO. 927

12
13 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
14 REGULATING SHORT TERM RENTALS AND
15 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
16 RECOVERY PROCEDURES OF ORDINANCE NO. 725
17

18 Section 1. FINDINGS. The Board of Supervisors finds that there continues to be an
19 increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated
20 areas of the County of Riverside. While short term rentals have been a staple in the County and they provide
21 a benefit to the County by expanding the number and type of lodging facilities, the exponential increase
22 continues to cause adverse impacts that have the potential to endanger the health and safety of residents and
23 guests and the very environment and resources that attract visitors to the County. Adverse impacts to
24 surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly
25 conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. This ordinance is necessary
26 to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood,
27 to facilitate economic growth within the County and to protect the health, safety and general welfare of the
28 County’s residents.

1 Section 2. PURPOSE. To ensure protection of the public health and safety of residents
2 and guests and to protect the environment, it is the purpose of this ordinance to provide regulations and
3 establish standards for short term rentals in the unincorporated area of the County of Riverside and to ensure
4 the collection and payment of transient occupancy taxes.

5 Section 3. AUTHORITY. In accordance with the California Constitution, Article XI,
6 Section 7, a county may make and enforce within its limits all local, police, sanitary and other ordinances
7 and regulations not in conflict with general laws.

8 Section 4. DEFINITIONS. Except as otherwise specified herein, all terms shall have
9 the same definition as in Riverside County Ordinance No. 348. Otherwise, as used in this ordinance, the
10 following terms shall have the following meanings:

11 a. Applicant. Owner or Owner's Authorized Representative.

12 ~~a~~.b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
13 purposes and is legally permitted as a bedroom or loft.

14 ~~b~~.c. Booking Transaction. Any reservation or payment service provided by a
15 person or entity who facilitates a Short Term Rental transaction between a
16 prospective Guest and a Short Term Rental Owner, Owner's Authorized
17 Representative, Operator, or Local Contact Person.

18 ~~c~~.d. County. The County of Riverside.

19 ~~d~~.e. Good Neighbor Brochure. A brochure and related materials, available from
20 the County, to be given to Guests, which includes a summary of the County's
21 regulations relating to Short Term Rentals.

22 ~~e~~.f. Guest. The overnight occupants renting the Short Term Rental for a specified
23 period and the ~~daytime~~ visitors of those overnight occupants.

24 ~~f~~.g. Hosting Platform. A person or entity that participates in the Short Term
25 Rental business by collecting or receiving a fee or other compensation,
26 directly or indirectly through an agent or intermediary, when conducting a
27 Booking Transaction for a Short Term Rental using any medium of
28 facilitation, including, but not limited to, the Internet.

1 g.h. Local Contact Person. The person designated by the Owner, Owner's
2 Authorized Representative, or Operator who shall be available twenty-four
3 hours per day, seven days per week for the purpose of responding within sixty
4 minutes to complaints related to the Short Term Rental, who has access and
5 authority to assume management of the unit and is responsible for taking
6 remedial action to resolve such complaints.

7 h.i. Noise Monitor~~s~~. A sound level meter meeting the standards of the American
8 National Standards Specifications for Sound Level Meters or another
9 acoustical or decibel measurement device with similar capabilities and
10 features that does not have a camera, record conversations, nor store any
11 personal data.

12 i.j. Operator. The Owner or the Owner's Authorized Representative who offers
13 or provides the Short Term Rental.

14 Operating Day. Each day during which the Short Term Rental is rented for
occupancy for dwelling, lodging, or sleeping purposes by a Guest. Portions of
calendar days are counted as full days.

15 j.k. Owner. The person or entity that holds legal or equitable title to the Short
16 Term Rental.

17 k.l. Owner's Authorized Representative. The individual(s) identified in writing
18 by the Owner to act on behalf of the Owner with respect to the Short Term
19 Rental. Owner may delegate certain duties of the Owner's Authorized
20 Representative to more than one party.

Part-Time Use. Use of the Short Term Rental by Guests for a cumulative
period of no more than 110 Operating Days per calendar year.

21 l.m. Responsible Guest. A Guest of the Short Term Rental who is at least eighteen
22 (18) years of age, entered into a Booking Transaction to rent the Short Term
23 Rental, and is legally responsible for ensuring that all Guests of the Short
24 Term Rental comply with all applicable laws, rules and regulations pertaining
25 to the use and occupancy of the Short Term Rental.

26 m.n. Responsible Operator. Any Operator who is responsible for the Short Term

27 Rental, which includes the Owner(s), Owner's Authorized Representative(s),
28 Operator(s), and Local Contact Person(s).
29 ~~h-o.~~ Responsible Persons. The persons responsible for compliance with the

provisions of this ordinance, include the following:

1. Hosting Platform for the Short Term Rental;
2. Guest(s) of the Short Term Rental, who is at least eighteen (18) years of age;
3. Local Contact Person(s) of the Short Term Rental;
4. Owner(s) of the Short Term Rental;
5. Owner's Authorized Representative(s) of the Short Term Rental; or
6. Operator(s) of the Short Term Rental.

~~e.p.~~ Short Term Rental. A legal privately owned residential dwelling, including, but not limited to, a one family detached dwelling or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations or a manufactured home on permanent foundations, or any portion of such dwellings, including the property or yard appurtenant thereto, which is rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than thirty (30) consecutive calendar days total but not less than ~~two~~^{three} (32) consecutive days and ~~two~~^{one} (21) nights. Portions of calendar days are counted as full days. A Short Term Rental shall exclude all properties which have been subdivided pursuant to California Government Code sections 65852.21 or 66411.7 (also known as "Senate Bill 9" or "SB 9") or properties or dwellings subject to conditions of approval, legal deed restrictions or other legal requirements prohibiting this type of rental or occupancy.

~~p.q.~~ Short Term Rental Certificate. A certificate that allows the use of a privately owned residential dwelling as a Short Term Rental pursuant to this ordinance for a cumulative period of greater than 110 Operating Days per calendar year.

Short Term Rental Certificate for Part-Time Use. A certificate that allows the use of a privately owned residential dwelling as a Short Term Rental pursuant to this ordinance for a cumulative period of no more than 110 Operating Days per calendar year.

~~q.r.~~ Short Term Rental Program Manager. The certified manager who is retained

27 by the County and is responsible for assisting with administering the
28 County's Short Term Rental program.
29 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined

in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes of this ordinance, and therefore cannot obtain a Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn; a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing facility, supportive housing, parolee-probationer home, community care facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or other facility in which human beings are detained and housed under legal restraint; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families, any fraternity or sorority house or similar facility occupied exclusively by students and employees of such educational institutions and officially recognized and approved by it; any housing operated or used exclusively for religious, charitable or educational purposes; any housing owned by a governmental agency and used to house its employees or for governmental purposes; any camp as defined in the Labor Code; and any employee housing or other housing furnished by an employer exclusively for employees or employees and their families; single room occupancy units; and any accessory dwelling unit, junior accessory dwelling unit, second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet).

Section 6. SHORT TERM RENTAL CERTIFICATE AND SHORT TERM RENTAL CERTIFICATE FOR PART-TIME USE.

a. A Responsible Operator shall obtain a Short Term Rental Certificate or a Short Term Rental Certificate for Part-Time Use pursuant

to this ordinance from the Planning Department before renting or advertising for rent any Short Term Rental.

b. It is unlawful for any person to advertise, maintain, operate or use a Short Term Rental in the unincorporated area of Riverside County without a Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use, or in violation of the terms and conditions of the

Certificate. Short Term Rental Certificates and Short Term Rental Certificates for Part-Time Use shall be renewed annually, and

separate Short Term Rental Certificates or Short Term Rental Certificates

for Part-Time Use are required for each Short Term

- 26 Rental.
- 27 c. The County will use reasonable efforts to coordinate with Hosting Platforms

1 to ensure that a dwelling has been issued a Short Term Rental Certificate **or**
2 **a Short Term Rental Certificate for Part-Time Use** by
3 the County before it can be listed for rent on the Hosting Platform.

4 **Section 7. SHORT TERM RENTAL CERTIFICATE **AND SHORT TERM RENTAL****
****CERTIFICATE FOR PART-TIME-USE** REGISTRATION FEE AND**
5 **APPLICATION.**

6 ~~a. **Initial Application.** A Responsible Operator shall submit to the Planning~~
7 ~~Department or its designee a Short Term Rental Certificate **or Short Term**~~
8 ~~Rental Certificate for Part-Time Use **initial** application~~
9 ~~provided by the County ~~and along with a first time~~ **initial** registration fee, in~~
10 ~~accordance with Riverside County Ordinance No. 671. ~~The application shall~~~~
11 ~~include a statement of the Responsible Operator verifying the Short Term~~
12 ~~Rental property is in compliance with all applicable health and safety laws,~~
13 ~~codes or regulations; including, but not limited to, building, safety, fire, and~~
14 ~~health. The Short Term Rental Certificate shall be valid for one year from the~~
15 ~~date of issuance.~~

16 ~~a. The Planning Department or its designee shall approve an initial application~~
17 ~~for a Short Term Rental Certificate **or Short Term Rental Certificate for Part-**~~
18 ~~Time Use **only if all of the following is met:**~~

- 19 ~~1. The application submitted is complete and includes written~~
20 ~~authorization from Owner or Owner's Authorized Representative~~
21 ~~granting permission to obtain a Short Term Rental Certificate **or**~~
22 ~~Short Term Rental Certificate for Part-Time Use **for the**~~
23 ~~property;~~
- 24 ~~2. The initial registration fee is paid, in full in accordance with Riverside~~
25 ~~County Ordinance No. 671;~~
- 26 ~~3. The Short Term Rental property has no active or pending Code~~
~~Enforcement actions;~~
- ~~4. The Applicant declares the Short Term Rental is legally permitted and~~
~~any other buildings, structures, grading, or other improvements to the~~
~~property are legally permitted;~~

27 5. The Applicant declares Short Term Rental meets the requirements of
28 a Short Term Rental, pursuant to Section 4 of this ordinance;

- 1 6. The Applicant declares Short Term Rental meets the applicability
2 requirements, pursuant to Section 5 of this ordinance;
- 3 7. The Applicant declares the Short Term Rental property is in
4 compliance with all applicable health and safety laws, codes or
5 regulations, including, but not limited to, building, safety, fire, and
6 health;
- 7 8. The County determines the maximum number of occupants for the
8 Short Term Rental. The occupancy limit of a Short Term Rental shall
9 be determined by the County in compliance with the requirements of
10 the California Building Standards Code at the time the Short Term
11 Rental Certificate or Short Term Rental Certificate for Part-Time Use
 is issued, revised or renewed;
- 12 9. The Applicant identifies all Responsible Operators for the Short Term
13 Rental;
- 14 10. The Applicant agrees to comply with all requirements of this
15 ordinance;
- 16 11. If the Short Term Rental property is subject to Covenants, Conditions,
17 and Restrictions (CC&Rs) or other guidelines of a homeowner's
18 association or condominium association (HOA), the Applicant
19 submits, on a form provided by the County, permission from the HOA
20 allowing the Short Term Rental at the property;
- 21 12. Within 30 days of the County's receipt of an initial application, the
22 County is authorized to verify the Short Term Rental has the required
23 sign, adequate on-site parking, and working Noise Monitor system,
24 pursuant to Sections 8 and 11 of this ordinance, as applicable. A
25 Responsible
26 Operator shall be available at the intended Short Term Rental property
27 within sixty (60) minutes of the County's request for an inspection;
 and,

Certificate or Short Term Rental Certificate for Part-Time Use, pursuant to Section 11 of this ordinance.

b. A Short Term Rental Certificate and Short Term Rental Certificate for Part-Time Use shall be valid for one year from the date of issuance.

c. Annual Renewal. A Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use is subject to renewal shall

~~be renewed~~ on an annual basis based on the anniversary of the original Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use issuance by submitting to the Planning Department

or its designee a ~~Short Term Rental Certificate~~ a request for renewal application and a renewal ~~registration~~ fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee shall approve a renewal of a Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use only if all of the

following is met:

1. The renewal fee is paid in full, in accordance with Riverside County Ordinance No. 671;

2. The Applicant provides information concerning any changes to the initial application or prior renewal for the Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use;

3. If renewing a Short Term Rental Certificate for Part-Time Use, the Applicant provides records of Booking Transactions for the previous calendar year documenting that the property was operated as a Short Term Rental for a cumulative period of no more than 110 Operating Days during the calendar year;

3. The Applicant declares the Short Term Rental property is in compliance with all provisions of this ordinance and all other applicable laws;

4. If the Short Term Rental property is subject to Covenants, Conditions, and Restrictions (CC&Rs) or other guidelines of a homeowner's association or condominium association (HOA), the Applicant

24 submits, on a form provided by the County, permission from the HOA
25 allowing the Short Term Rental at the property;
26 5. For Short Term Rental properties that have been the subject of a
27 Notice of Violation within the past twelve (12) months, within 30
28 days of the County's receipt of the renewal fee, the County is
29 authorized to verify the Short Term Rental has the required sign,

adequate on-site parking, and working Noise Monitor system,
pursuant to Sections 8 and 11 of this ordinance as applicable. A
Responsible

Operator shall be available at the intended Short Term Rental property
within sixty (60) minutes of the County's request for an inspection;
and,

6. The County has not permanently revoked the Short Term Rental
Certificate or Short Term Rental Certificate for Part-Time Use,
pursuant to Section 11 of this ordinance.

b. ~~If the Short Term Rental property is subject to a homeowner's association—
(HOA), then the Responsible Operator shall submit permission from the
HOA, on a form provided by the County, allowing the Short Term Rental at
the property.~~

c. ~~The Short Term Rental Certificate application shall be automatically denied
for any of the following reasons:~~

1. ~~The application does not include a statement of the Responsible Operator
verifying the Short Term Rental property is in compliance with all
applicable health and safety laws, codes or regulations; including, but
not limited to, building, safety, fire, and health;~~

2. ~~The Short Term Rental property is subject to a HOA and the HOA has
not provided permission for the Short Term Rental at the property;~~

3. ~~A Responsible Operator is not available at the intended Short Term
Rental property within sixty (60) minutes of the County's request for an
initial inspection as part of the application or renewal process; or~~

4. ~~The County has made a third finding of a violation within a twelve (12)
month period for the same Short Term Rental and Owner.~~

d. ~~The occupancy limit of a Short Term Rental shall be determined in
compliance with the requirements of the California Building Standards Code
at the time the Short Term Rental Certificate is issued.~~

e.d. In the event that a Short Term Rental Certificate **or Short Term Rental Certificate for Part-Time Use** has been expired for 90 days

or more, a new initial application and initial ~~first-time~~ registration fee, in accordance with Riverside County Ordinance No. 671 is required.

e. In the event a Short Term Rental property operating under a Short Term Rental Certificate for Part-Time Use exceeds a cumulative 110 Operating Days in a calendar year, the Responsible Operator shall submit an initial application for a Short Term Rental Certificate within 30 days.

~~f.e.~~ Short Term Rental Certificates and Short Term Rental Certificate for Part-Time Use do not run with the land. A Short Term Rental

Certificate or Short Term Rental Certificate for Part-Time Use shall expire automatically when the owner or responsible party for

the Short Term Rental or Short Term Rental property changes ~~ownership~~,

and a new initial application and initial ~~first-time~~ registration fee, in

accordance with Riverside County Ordinance No. 671, will be required.

~~g.f.~~ The County may use the registration fees ~~may be used~~ to cover any County costs for administering or enforcing this ordinance, including the County's Short Term Rental Program Manager.

~~h.g.~~ Any declaration made by the Applicant as part of the Short Term Rental

Certificate or Short Term Rental Certificate for Part-Time Use initial application or renewal process is subject to further review

and/or investigation for confirmation by the Planning Department or its

designee. The Applicant may also be required to submit records

demonstrating compliance with this Section, upon request by the Planning

Department or its designee. Any material misstatements or omissions in a

Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use ~~the initial application or renewal are~~ grounds

for denial or revocation of a Short Term Rental Certificate or Short Term Rental Certificate for Part-Time Use.

~~i. An application may be denied if the applicant has had a prior Short Term Rental Certificate revoked for the same Short Term Rental within the past 12 calendar months.~~

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet,

suffer, conceal, maintain, or advertise any Short Term Rental activity that
does not comply with the provisions of this ordinance.

b. The Responsible Operator shall ensure that the Short Term Rental is used in
a manner that complies with this ordinance and all applicable laws, rules and
regulations pertaining to the use and occupancy of a Short Term Rental.

- 1 c. The Short Term Rental shall not be used for a temporary event, as defined in
2 Riverside County Ordinance No. 348, unless a temporary event permit has
3 been obtained by the Responsible Operator.
- 4 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
5 consecutive calendar days total but not less than ~~two~~^{three} (32) consecutive
6 days and ~~two~~^{one} (21) nights, which includes counting portions of calendar
7 days as full days.
- 8 e. A Responsible Operator or Hosting Platform shall only enter into one
9 Booking Transaction to rent the Short Term Rental to one Responsible Guest
10 for a specified period of time.
- 11 f. If a lot contains multiple one family dwellings, only one Short Term Rental
12 Certificate or Short Term Rental Certificate for Part-Time Use may be issued
13 for that lot. In this event, the multiple one family
14 dwellings shall be rented together to a Responsible Guest as one Short Term
15 Rental. Multiple one family dwellings on a lot does not increase the
16 maximum occupancy nor the permitted cumulative number of Operating
17 Days of the Short Term Rental as defined in this ordinance.
- 18 g. Occupancy shall be determined as follows:
- 19 1. Unless further limited by the California Building Standards Code, a
20 Responsible Operator shall limit the maximum number of occupants
21 of a Short Term Rental to the lesser of: two (2) persons per Bedroom
22 plus an additional one (1) person in the Short Term Rental or ten (10)
23 persons total. Responsible Operators may increase the maximum
24 occupancy of a Short Term Rental to up to sixteen (16) persons total
25 by submitting an application to the Building and Safety Department
26 and complying with all applicable requirements in the California
27 Building Standards Code; or
2. Unless further limited by the California Building Standards Code, for
Short Term Rentals which have at least five (5) Bedrooms and are

1 shall limit the maximum number of occupants of a Short Term Rental
2 to sixteen (16) persons total, by submitting an application to the
3 Building and Safety Department and complying with all applicable
4 requirements in the California Building Standards Code.

- 5 h. A Responsible Operator shall provide adequate on-site parking spaces to
6 accommodate the maximum number of occupants approved with the Short
7 Term Rental Certificate. One on-site parking space is required for every four
8 occupants allowed by the Short Term Rental Certificate. On-site parking
9 spaces shall be located within an approved driveway, garage, and/or carport
10 area. Off-site parking is not permitted for Short Term Rentals.
- 11 i. A Short Term Rental shall not change the residential character of the outside
12 appearance of the residence including color, material, lighting or any
13 advertising mechanism, except for the required exterior onsite Short Term
14 Rental sign.
- 15 j. A Responsible Operator shall install and maintain in continuous operation a
16 Noise Monitor within the interior and exterior of the Short Term Rental to
17 ensure ~~the Short Term Rental remains in~~ compliance with Riverside County
18 Ordinance No. 847.
- 19 k. Guests or other occupants of the Short Term Rental shall comply with
20 Riverside County Ordinance No. 847, including quiet hours between the
21 hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related
22 to loud or unruly parties, gatherings or other similar events. The Responsible
23 Operator shall use reasonably prudent business practices to ensure that the
24 Guests or other occupants of the Short Term Rental comply with Riverside
25 County Ordinance Nos. 847 and 924, ~~as they may be amended from time to~~
26 ~~time,~~ and shall ensure that the requirement for compliance with Riverside
27 County Ordinance Nos. 847 and 924, ~~as they may be amended from time to~~
28 ~~time,~~ including the designated quiet hours, are included in the rental

1 agreements for Short Term Rentals and in all Short Term Rental
2 advertisements.

- 3 l. Guests or other occupants of the Short Term Rental shall comply with
4 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
5 including light trespass. The Responsible Operator shall ensure that the
6 requirement for compliance with Riverside County Ordinance No. 915 is
7 included in all rental agreements for the Short Term Rental and in all Short
8 Term Rental advertisements.
- 9 m. Outdoor amplified sound, generally defined as any sound that is increased by
10 any amplified equipment or sound that is electronically enhanced, must
11 comply with the provisions of Riverside County Ordinance No. 847.
- 12 n. Outdoor fire areas, when not prohibited by state or local fire bans,
13 regulations, rules or guidelines, shall be located on a non-combustible
14 surface, covered by a fire screen, and extinguished as soon as it is no longer
15 in use or by 10:00 p.m., whichever is earlier.
- 16 o. Each Short Term Rental shall have a Responsible Operator readily available
17 to handle any questions or complaints during all Short Term Rental activities.
18 Any change to the contact information for a Responsible Operator of a Short
19 Term Rental shall immediately be provided in writing to the Planning
20 Department, to neighboring properties within three hundred feet of the Short
21 Term Rental, and on any postings required by this ordinance.
- 22 p. Short Term Rentals shall not be allowed in private residential dwelling units
23 that violate any applicable health or safety laws, rules or regulations,
24 including, but not limited to, building, safety, fire or health, or in tents,
25 recreational vehicles, treehouses, yurts, non-habitable structures, or other
26 structures not intended for permanent residential occupancy.
- 27 q. The Responsible Operator shall identify or cause to be identified the number
28 of onsite parking spaces provided and the maximum occupancy of the Short

1 Term Rental in any Short Term Rental agreement and in any related
2 advertisements.

3 r. Pets, if allowed by a Responsible Operator shall be secured at all times on the
4 property of the Short Term Rental. Continual barking or other nuisances
5 created by ~~unattended~~ pets are prohibited under all applicable laws, including
6 Riverside County Ordinance No. 878.

7 s. Short Term Rental activity is subject to, and the Responsible Operator or
8 Hosting Platform(s) shall comply with, Riverside County Ordinance No. 495,
9 the Uniform Transient Occupancy Tax Ordinance. The Responsible Operator
10 or Hosting Platform(s) shall include the transient occupancy tax registration
11 certificate number on all Short Term Rental agreements and in any related
12 advertisements.

13 t. The Responsible Operator shall post or cause to be posted in a prominent
14 location within the Short Term Rental the following information, in
15 accordance with all applicable laws and the provisions of this ordinance:

- 16 1. Responsible Operator name and number;
- 17 2. Local Contact Person name and number;
- 18 3. The telephone number for the Sheriff's Department, Short Term
19 Rental Manager, and the Code Enforcement Department, including
20 the 24-hour Code Enforcement Department telephone number;
- 21 4. The website information for Rivco Ready, in the event of an
22 emergency;
- 23 5. Evacuation plan for the Short Term Rental showing emergency fire
24 extinguisher locations and interior pedestrian and exterior vehicular
25 exit routes;
- 26 6. The maximum number and precise location of onsite parking spaces
27 ~~available onsite~~;
- 28 7. A copy of the Short Term Rental Operational Requirements described

in Section 8 of this ordinance~~;~~

8. Trash pick-up day and applicable rules and regulations;

9. A copy of Riverside County Ordinances No. 847 and 927;

10. A copy of the Good Neighbor Brochure; and

11. Notification that a Responsible Operator or Guest may be cited or fined by the County in accordance with this ordinance and Riverside County Ordinance No. 725.

u. The Responsible Operator of a Short Term Rental **operating under a Short Term Rental Certificate** shall post one (1) identification sign, not to exceed

two (2) square feet in area at the Short Term Rental. Any other advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Riverside County Ordinance No. 348. The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible from the street, and shall clearly state the following information in lettering of sufficient size to be easily read:

1. The Short Term Rental Certificate number for the property;

2. The name of the Responsible Operator ~~or Short Term Rental Program Manager,~~ and a telephone number at which the Responsible Operator ~~that party~~ may be reached on a 24-hour basis;

3. The maximum number of occupants permitted to stay in the rental unit; and

~~3. Emergency contact information for Sheriff's Department, Fire Department and local emergency medical services; and~~

4. The telephone number of the County's 24-hour Code Enforcement Department telephone number.

v. While a Short Term Rental is rented, the Responsible Operator shall be available twenty-four hours per day, seven days a week, for the purpose of responding to complaints regarding the condition or operation of the Short Term Rental or Guests' conduct at the Short Term Rental in accordance with

1 Section 10 of this ordinance.

2 w. Prior to occupancy of a Short Term Rental, the Responsible Operator shall
3 do all of the following:

- 4 1. Obtain the name, address and copy of a valid government
5 identification of the Responsible Guest;
- 6 2. Provide a copy of the Good Neighbor Brochure to the Responsible
7 Guest;
- 8 3. Require the Responsible Guest to execute a formal acknowledgement
9 that he or she is legally responsible for compliance by all Guests or
10 occupant(s) of the Short Term Rental with all applicable laws, rules
11 and regulations pertaining to the use and occupancy of the Short Term
12 Rental; and
- 13 4. Maintain the information required herein, including copies of the
14 notices provided, for a period of three (3) years and make it available
15 upon request by any officer of the County responsible for enforcement
16 of any provision of this ordinance or any other applicable law, rule or
17 regulation pertaining to the use and occupancy of the Short Term
18 Rental.

19 x. A Responsible Operator shall respond within sixty (60) minutes of being
20 notified that the Responsible Guest or a Guest of the Short Term Rental
21 created unreasonable noise, engaged in disorderly conduct or committed
22 violations of any applicable law, rule or regulation, including this ordinance,
23 and halt or prevent the recurrence of such conduct. The Responsible Operator
24 shall be subject to all administrative, legal and equitable remedies available
25 to the County for failing to respond to the County within sixty (60) minutes.

26 y. Trash and refuse shall not be left stored within public view, except in proper
27 containers for purposes of collection by the County's authorized waste
28 hauler.

1 z. Snow Removal.

2 1. Snow removed from private driveways and parking lots of a Short
3 Term Rental may not be dumped, deposited or placed or pushed into
4 a street or other public right-of-way, except to the extent that such
5 activity shall not increase the depth of snow on the street or right-of-
6 way by over three inches at any point within the right-of-way.

7 2. Snow removed from the Short Term Rental may not be piled to block
8 or cover a fire hydrant, standpipe or other water delivery service for
9 fire protection.

10 aa. The Responsible Operator and Hosting Platform(s) shall include the current
11 Short Term Rental Certificate or Short Term Rental Certificate for Part-Time
12 Use number on or in any advertisement appearing
13 in any newspaper, magazine, brochure or internet website that promotes the
14 availability of the Short Term Rental.

15 Section 9. TRANSIENT OCCUPANCY TAX. The Responsible Operator and Hosting
16 Platform(s) shall comply with all the requirements of Riverside County Ordinance No. 495, the Uniform
17 Transient Occupancy Tax Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a
18 Short Term Rental shall qualify as a “hotel.” The Responsible Operator and Hosting Platform(s) shall be
19 legally responsible for the collection of all applicable Transient Occupancy taxes from the Responsible
20 Guest and remittance of such collected taxes to the Treasurer Tax-Collector, in accordance with Riverside
21 County Ordinance No. 495. The Treasurer Tax-Collector shall be responsible for the enforcement of the
22 provisions of this section and Riverside County Ordinance No. 495 and shall have no other enforcement
23 duties related to this ordinance beyond these responsibilities.

24 Section 10. NOTIFICATION AND COMPLAINTS.

25 a. A Responsible Operator shall provide written notice to all property owners
26 of properties located within 300 feet of the Short Term Rental’s property line
27 or cover at least twenty (20) surrounding properties, whichever is greater, that
 a Short Term Rental Certificate or Short Term Rental Certificate for Part-
 Time Use was obtained for the Short Term Rental

within ten (10) days of approval of a Short Term Rental Certificate **or**
Short Term Rental Certificate for Part-Time Use. Such

1 notification shall also include the Responsible Operator's contact
2 information. In the event of a change in the provided contact information,
3 new notification with the updated information shall be provided in the same
4 manner. All notification costs shall be borne by the Responsible Operator.

5 b. Initial complaints regarding Short Term Rental violations on a property
6 pursuant to this ordinance will generally be directed to the Responsible
7 Operator ~~or Short Term Rental Program Manager, identified on the required~~
8 ~~Short Term Rental signage~~. The Responsible Operator for the Short Term
9 Rental shall be responsible for correcting the violation promptly, which
10 includes, within sixty (60) minutes, contacting the Responsible Guest to
11 correct the violation and visiting the site, if necessary, to ensure that the
12 violation has been corrected. The Responsible Operator of a Short Term
13 Rental shall report any such complaints, and their resolutions or attempted
14 resolutions, to the Riverside County Planning Department within two (2)
15 business days of the occurrence. Failure to respond to complaints, meet a
16 Code Enforcement Officer within sixty (60) minutes, or report complaints to
17 the Planning Department within two (2) business days of the occurrence shall
18 be considered a violation of this ordinance, and may constitute cause for
19 revocation of the Short Term Rental Certificate.

20 c. If the Responsible Operator fails to respond to the Short Term Rental
21 violation within the designated time in subsection b above or the subject of
22 the complaint needs to be corrected immediately due to health and safety
23 concerns, such as blocked driveways, blocked streets, or excessive noise
24 during quiet hours, the complainant may make a complaint to the 24-hour
25 Code Enforcement Department telephone number. Occupants of surrounding
26 properties shall be apprised of this complaint procedure as part of the
27 notification requirements of this section.

28 d. For complaints related to the issuance of a Short Term Rental Certificate and

1 compliance with this ordinance should be directed to the Planning
2 Department.

- 3 e. The Responsible Operator shall be subject to all administrative, legal and
4 equitable remedies available to the County for failure to comply with the
5 provisions of this section.

6 Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT,
7 FINES AND PENALTIES.

8 a. Initial Inspections.

- 9 1. Initial Application. Prior to the County issuing a Short Term Rental
10 Certificate or Short Term Rental Certificate for Part-Time Use, the
County is authorized to conduct an initial inspection
11 of the intended Short Term Rental property Wwithin 30 days of the
12 County's receipt of an ~~initial~~ Short Term Rental Certificate or Short
Term Rental Certificate for Part-Time Use initial application and
13 the accompanying initial first time registration fee. ~~or a Short Term~~
14 ~~Rental renewal application and the accompanying renewal~~
15 ~~registration fee, the County shall conduct an inspection of the~~
16 ~~intended Short Term Rental property prior to issuance of a Short Term~~
17 ~~Rental Certificate in order to determine whether the intended Short~~
18 ~~Term Rental property is in compliance with this ordinance. The~~
19 ~~inspection shall include verification of all of the following: the sign~~
20 ~~required by this ordinance, adequate on-site parking of the maximum~~
21 ~~number of occupants allowed in the Short Term Rental, and a working~~
22 ~~Noise Monitor device required by this ordinance. A Responsible~~
23 Operator shall be available at the intended Short Term Rental property
24 within sixty (60) minutes of the County's request for this inspection.
25
26 2. Renewal. For Short Term Rental properties that have been the subject
27 of a Notice of Violation within the past twelve (12) months, prior to
28 the County renewing the related Short Term Rental Certificate or
Short Term Rental Certificate for Part-Time Use, the

County is authorized to conduct an inspection of the Short Term Rental property within 30 days of the County's receipt of the accompanying renewal fee. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for this inspection.

3. Inspection. For inspections pursuant to this section, the County is authorized to verify the Short Term Rental contains all of the following required by this ordinance, as applicable: the exterior sign, adequate on-site parking for the maximum number of occupants allowed in the Short Term Rental, and a working Noise Monitor system.

a.b. Subsequent Inspections. The Code Enforcement Department may request subsequent inspections of the Short Term Rental property at any time. Responsible Operator shall make all reasonable attempts to comply with the Code Enforcement Department's requests or the Short Term Rental may be deemed in violation of this ordinance.

~~b.c.~~ Violations of this ordinance include, but are not limited to:

1. Failure of a Responsible Operator to take action to respond to a complaint pursuant to Section 10 of this ordinance;
2. Failure to notify Planning Department when the Responsible Operator or Local Contact Person's contact information changes;
3. Violation of the maximum occupancy, noise, or any other requirements as set forth in this ordinance;
4. Providing false or misleading information on any Short Term Rental application, or other documentation required by this ordinance;
5. Advertising the property for Short Term Rental purposes without a valid County-issued Short Term Rental Certificate for the property;
6. Completing a Booking Transaction for a Short Term Rental without

a valid County-issued Short Term Rental Certificate for the Short Term Rental;

7. Completing a Booking Transaction for a Short Term Rental when the related Short Term Rental Certificate has been expired, denied, revoked or suspended by the County;
8. Violations of any applicable laws, codes or regulations related to health and safety, which includes, but is not limited to, building, safety, fire, or health;
9. Conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer, conceal or maintain activities at any Short Term Rental that constitute a public nuisance under applicable state or local law, or which otherwise constitute a hazard to the public health, safety or general welfare;

10. Knowingly operating or continuing to offer the property as a Short Term Rental operating under a Short Term Rental Certificate for Part-Time Use after 110 Operating Days have been exceeded in a calendar year, unless an initial application for a Short Term Rental Certificate is submitted within 30 days of the exceedance.

~~e.d.~~ The Code Enforcement Director, or designee, shall have the authority to establish administrative procedures consistent with the provisions of this ordinance for carrying out and enforcing the requirements and the provisions of this ordinance.

~~d.e.~~ If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall control.

~~e.f.~~ In addition to any other remedies provided by law and unless otherwise specified by this ordinance, violations of this ordinance shall be enforced as authorized in Riverside County Ordinance No. 725. Each day a violation is committed or permitted to continue shall constitute a separate offense. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent.

27 f.g. Violations of this ordinance shall be deemed a threat to the public health and
28 safety and an infraction. Unless otherwise stated in this section, the
29 administrative citation penalty procedures governing the imposition,

1 enforcement, collection, and administrative review of an administrative
2 citation shall be enforced as authorized in Riverside County Ordinance No.
3 725 and in accordance with California Government Code Section 53069.4.
4 The County may issue an administrative citation for any violation of this
5 ordinance, as follows:

- 6 1. \$1,300.00 for a first violation of this ordinance;
- 7 2. \$3,000.00 for a second violation of this ordinance related to the same
8 Short Term Rental within one year of the first violation; and
- 9 3. \$5,000.00 for each additional violation of this ordinance related to the
10 same Short Term Rental within one year of the first violation.

11 g.h. After an administrative hearing has been held in accordance with Riverside
12 County Ordinance No. 725 and a finding has been made that any Guest,
13 Responsible Operator, or Hosting Platform has violated the provisions of this
14 ordinance or any other Riverside County Ordinance related to a Short Term
15 Rental, the County may suspend or revoke the related Short Term Rental
16 Certificate or Short Term Rental Certificate for Part-Time Use. After an
administrative hearing has been held and a third finding
17 has been made of a violation within a twelve (12) month period for the same
18 Short Term Rental, the related Short Term Rental Certificate or Short Term
Rental Certificate for Part-Time Use shall be
19 permanently revoked until ownership of the Short Term Rental property
20 changes.

21 h.i. Enforcement of the provisions of this ordinance will be tolled for a period of
22 90 days following the Effective Date and the provisions of the prior Riverside
23 County Ordinance No. 927 shall be enforced during this period of time.

24 Section 12. REFERENCES TO ORDINANCES. Any references herein to other
25 Riverside County Ordinances shall include subsequent amendments made to that ordinance.

26 Section 13. SEVERABILITY. If any provision, clause, sentence or paragraph of this
27 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity

28 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision

1 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

2 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
3 its adoption.

4
5 BOARD OF SUPERVISORS OF THE COUNTY
6 OF RIVERSIDE, STATE OF CALIFORNIA

7 By: _____
8 Chair, Board of Supervisors

9 ATTEST:
10 CLERK OF THE BOARD:

11 By: _____
12 Deputy

13 (SEAL)

14
15 APPROVED AS TO FORM
16 _____, 2022

17 By: _____
18 SARAH K. MOORE
19 Deputy County Counsel
20
21
22
23
24
25
26
27
28

From: [Peter Davison](#)
To: [Link, Cheryl](#)
Subject: STR
Date: Friday, May 13, 2022 4:12:43 PM

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 Commissioner Thornhill,

I met my future wife, Iris in Idyllwild in 1978. We love Idy and visited here at least once a year, living in Santa Monica. We bought our forever home in Idy in 1999 and moved here full time in 2011. I have a home business, Iris taught Modern Dance at Idy Arts from 2011 to 2018. We love our life in Idy and hope that our little town won't change too much due to "progress."

I totally agree with the 10% cap on total number of STRs. There should also be 24/7 STR enforcement officers locally, in Idy, on call. This could be paid for from the various tax and other payments from the STR owners.

A concern I have is noise, especially barking dogs. In a normal hotel rental situation, when renting a room, if you have a dog you have to pay a pet fee, returnable when you checkout if the dog has been properly taken care of. You have to sign a document saying that you will take your dog with you if you leave the hotel and not leave the dog indoors or outdoors at the hotel. In the document there is a fine if the dog is left alone at the hotel, usually \$250. I think this is a fair deterrent for people who leave their dogs at the hotel, as well as STRs. This is for a 24 hour full day.

It seems to me that an STR is similar to a hotel and should have the same dog rules. We have an STR nearby and people leave their dog(s) inside or even worse outside either all day or night and the barking gets worse and worse, making enjoying the day and sleeping somewhat miserable. I hope that a reasonable set of dog rules can be added to the STR overall rules.

Thank you very much for your consideration,

Peter and Iris Davison

From: [Peggy Phegley](#)
To: [Link, Cheryl](#)
Subject: Changes to Ordinance 927
Date: Friday, May 13, 2022 6:03:38 PM

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 Commissioner Thornhill,

I am a resident of Idyllwild writing to you about the upcoming changes to ordinance 927.

First and foremost, thank you for recognizing the needs of the citizens of Idyllwild. We have had little to no recourse until now. The changes to ordinance 927 will help us to be seen and heard in our own community. More importantly, it will make those that profit at the expense of our neighborhoods and peace of mind accountable to the people that live here.

As you know we are a small community of 3,600 homes which, due to county, state and federal land preservation and water scarcity, does not have the ability to grow. Thus, we must have a cap on STR's. Right now there are approximately 350 registered and 250 non registered STRs in Idyllwild/Pine Cove. A 10% cap (360) is more than reasonable given that other communities such as Palm Springs with all their STR problems are at 6.6% and La Quinta's most saturated neighborhoods are at 8%. Non registered STRs that have been operating on the hill illegally should be excluded from obtaining a permit. They are most likely a major part of the problems we have. Violators that continue to operate without a permit should be fined.

Because of our growth constraints every home we lose to an STR means exactly that, one less home that cannot be replaced. Less people to volunteer for the Friends of the Library, the Arts Council, Rotary Club, etc. We are a community that thrives and survives on volunteers as much as tourism. A cap is required to keep the balance between tourism and community intact. It currently feels like we are surrounded and outnumbered.

The real estate firm recently hired by the county to monitor and enforce STR activities can easily track the number of STR's by zip code. This will not be difficult to administer.

Given the number of STR'S in Idyllwild/Pine Cove (and the revenue generated to the county) we need to have a local enforcement office up here; without enforcement the new ordinance will mean nothing. Currently the county has office space available at 25380 Franklin Rd, Pine Cove/Idyllwild where enforcement can be housed.

Please consider us and the special circumstances we face up here in Idyllwild in your deliberations next week. This is a beautiful town with many incredible residents who just want to enjoy the town we chose to live in.

Thank you for your time,

Peggy Nuñez Phegley

From: [Anne Finch](#)
To: [Link, Cheryl](#)
Subject: 5/18 Hearing on STR Idyllwild
Date: Sunday, May 15, 2022 6:55:47 PM

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 Commissioner Thornhill,

As a 25 year resident of Idyllwild, I am very concerned that our little town will be irreparably changed by the out of control short term rental market. The impact to our very short water supply is a huge source of concern. Several years ago my husband and I sold a one bedroom cabin we owned in Idyllwild and it was soon turned into a STR, they advertise that it sleeps 8 — it has one bathroom. It is rented constantly. This is a very common story.

Please put limits on the total number of STRs allowed. 10% of the total homes in 92549, or about 350, which seems like a very fair number. I understand that's approximately the current number of permitted rentals.

Please use some of the funds earned by the STRs for local enforcement of the regulations.

Now is the time to save our sweet little town.

Thank you for your help.

Anne Finch
55080 Forest Haven Dr.
Idyllwild, CA 92549

From: [dawn Sandhu clinton](#)
To: [Link, Cheryl](#)
Subject: STRs
Date: Sunday, May 15, 2022 2:57:35 PM

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

Dear Mr Thornhill,

I am a longtime resident of Idyllwild and am quite concerned about the STRs in Idyllwild and the changes/damage that comes with so many of them on the hill.

I live on a street that is not even a half mile long and we have at least 2 on our street and one just 2 houses away on the street that runs into ours. This is quite literally the first weekend in at least a month where the entire neighborhood has not has to listen to the chosen music of the renters up the way. The first time in a month that anyone could sit on their porch, in the house that they pay for and enjoy a morning cup of Coffee or even an evening glass of Wine in the quiet among friends.

As a full time resident you have loud parties and gatherings every now and again. When you rent a house that accommodates a good number of people and costs a good chunk of cash odds are you are doing so for a gathering and or celebration - we have had birthdays, Spring Breakers etc and all noisy cause they rented for a party/gathering.

When i first read the new proposal which raised the cost of the permits I thought this was a good idea. Now however I realize that it only will effect the people who are just renting their house out occasionally in order to get a bit of income to pay Property Taxes or possibly money for a future project or two. The owners like the house up the way that charge \$750 a night and can sleep 12 are simply not effected by the permit cost increase. Even at \$400/night this is simply not a deterrent but rather an incentive to rent out one more weekend to cover the increase.

I believe that the permit should be kept as it was but a QUARTELY fee should be levied that is commensurate with the income received by the STR owner. Conversely an approach that limits the STR rental days to a percentage of time per year would help as well. Oh and we should NOT be rezoned - we are a residential town. Can I simply decide to open a restaurant in my house or set up a mechanics shop in my driveway? Why then can someone basically open a hotel and one that doesn't have to be compliant with ADA rules?

We who have invested our time and money in this town should not be so negatively effected by these STRs. I also think the number of STRs should be less than the 10% proposed. As it is now you find no rentals available up here. A friend almost had to move to Hemet, pay a bunch of money and get rid of his dog simply because the owners of the house he rented are putting it on the market and their just aren't houses for rent. Another friend I know of new of 15 people at one time looking to even just rent room so as not to have to move off the hill or possibly become homeless. When you go into the stores up here you find that not may of the clerks live here - they drive up from Hemet which is a problem with congestion, effects their income and of course air pollution.

Lastly you know the water issues, fire dangers, trash increase and many of the other things that have been negatively effected by the expansion of STRs.

We need them limited and we need local enforcement. People who are near by, know the community and actually care about the health of our town.

Thanks for reading,

Dawn Sandhu Clinton.

From: [Dennis McGuire](#)
To: [Link, Cheryl](#)
Subject: With regards to the proposed Ordinance 927.1, plus "Here's how Paradise ignored Warnings and became a Deathtrap"--12/30/18, L. A. Times
Date: Sunday, May 15, 2022 8:45:28 PM

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.

Attention: Gary Thornhill, 3rd District Planning Commissioner

Dear Mr. Thornhill,

You'll see below why I didn't attend the Planning Commission meeting on 4/20. But I understand that you made the point at that meeting that the Idyllwild-Pine Cove-Mountain Center area could be (should be) "carved out as a 'special' place within the County." I fully understand why people who actually live here would like the peace and quiet of their neighborhoods restored. And there are good reasons why this granite escarpment-rimmed valley has deservedly been referred to as "the Yosemite Valley of Southern California" and should, therefore, be given special consideration. But the focus of my dozen or so emails over the last year to those who are to decide the fate of this place and of this mountain has been on fire and on its implications. I've been here for the fires and mandatory evacuations of 1974, 1996, 2013, and 2018, and when I did my research I had to go back to 19 and 23 to find an earlier fire that affected Idyllwild and environs (and if you are doing the math in your head, then you will see that the threatening fires are happening more often!). I keep thinking that there have to be people at the County level who are members of what I call "the reality-based community", who are aware of what happened to Paradise California, and who have been paying attention to all the fires all over this state that have been larger than those in the past and that are happening with greater and greater frequency! And yet, it would seem that for the sake of the millions of dollars that can be garnered from a "bed tax" over the coming years, the County is still dedicated to the proposition that every house and cabin up here can be/may be a potential "hotel"!

And there is irony in this. As the County Supervisors seem to be looking to guarantee that there will be more and more people on this mountain every day of the year, the County Fire Marshal has wisely (as of January of 2020) imposed rigorous restrictions on where we can build up here now--if a fire truck cannot get to within a 100 feet of a proposed house location, that house will not be allowed to be built! In the mid-90's when I designed and built the house shown below, way up a narrow canyon where two waterfalls meet, all I had to do to satisfy the Fire Department was put a fire hydrant up near the house. I wouldn't be allowed to build there now, nor should I be! So, before the final decision is made with regards to what is going to be allowed up here, methinks that you need to bring County Fire Marshal Frater into this discussion (and I know what our local Fire Marshal, Jim LaMont at jimlamont@idyllwildfire.com, will tell you,if he's asked!).

There are other issues that need to be considered too. I have a close friend who wanted to move back to Idyllwild. And he and I have been looking for a month-to-month cabin to rent for 17 months now. There hasn't been a house or a cabin that has shown up! Anything that can be a short term rental is one. And of the 6 of my previous houses that have sold up here over the last 3 years, 4 have had to have their leach fields replaced--in other words, the problems being intensified up here are not just above ground. And I could go on. If you want more, please let me know, as I've got more, much more. And though I often feel like I'm alone in questioning the assumptions and presumptions being imposed on this mountain, I know that I am not.

Thank you for your consideration and good luck (to us all),

Dennis McGuire, architect and 48 year resident of Idyllwild

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

Date: Tue, Apr 19, 2022 at 4:11 AM

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

To: Rodriguez, Sarah <sarrodr@rivco.org>, <pcooper@rivco.org>, <kjustus@rivco.org>, <jhildebr@rivco.org>, <sjones@rivco.org>, <bill.weiser@fire.ca.gov>, <james.frater@fire.ca.gov>

....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.....

Subject: Here's how Paradise ignored Warnings and became a Deathtrap--12/30/18, L. A. Times

To: Gmail <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.....



Virus-free. www.avg.com



From: [Bebograham](#)
To: [Link, Cheryl](#)
Date: Sunday, May 15, 2022 2:42:11 PM

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.

Commissioner Thornhill,

I am suggesting a moderate and workable solution to Short Term Rentals (STR) problems in the Idyllwild area. I worked very proactively with the Oceanside Ca. City Council.

The answer to the STR issue is pretty simple in concept. May be a little more complicated to put into effect, but it can be done in a way that will OT only solve the issues but result in the best feeling in the community.

1. Favor STR's with no complaints against them.
2. Eliminate the bad actors. Renting owners who have been renting short term and are not registered with the county. Close them down and fine them high amounts not allowing them to become STR properties again. This would free up a bout 250 properties. that is 41.88%. Simple to justify. They did not register, they have not been paying taxes. They do not deserve to be allowed to run an STR.
- 3, Have an enforcement officer/code inspector available locally who is responsible. If possible use current resources such as Riverside Sheriff, highway patrol. Idyllwild fire and Cal Fire. Some of these groups have volunteers or part time employees, Could prove to be great candidates for part time position.
5. Favor STR owners who live on same property and rent out rooms or granny quarter types of rooms.
6. Require sound detection where owner or employee know about and are required to respond to complaint w/in an hour 24/7.

In summary, I believe that following the above 6 recommendations will bring the STR's under the 10% cap some have suggested. STR cap is not a bad idea, but it does institutionalize some or all of the bad players if it is undertaken as a single answer. Follow above recommendations before placing a cap. Bad actors should not exist within the cap.

I wish you luck in solving this issue. I know that there are hotheads on all sides of this issue. I do believe that a reasonable solution can be implemented.

If you wish to talk to me about any of this please call me t 951 316 9191. I prefer that you text me the number that you will be using first, but if that is not possible please remember to leave a message with your name and number and I will add you to my phone contact list.

John Graham
951 316 9191 Text is Best!

From: [Planning Department](#)
To: noelrags@gmail.com; [TLMA Planning Hearings 2](#)
Subject: Request to Speak Web Submission
Date: Sunday, May 15, 2022 9:52:14 AM

Thank you for submitting your request to speak. Planning staff has received your request and will be prepared to allow you to speak when your item is called. Please sign in by 8:45 AM using the Zoom application or dialing in with the phone number you provided in the form so you can be identified during the meeting. You will be muted until your item is pulled and your name is called. Do not share this information, each person will need to register to speak on an item.

Join by phone: (669) 900-6833 Meeting ID: 819 5354 0884 Password: 07720222

Join Zoom Meeting

<https://us02web.zoom.us/j/81953540884?pwd=RErQYmNwL1hCMmlqbEo4ZjYzV2hVUT09>

Join Meeting using browser, no install needed:

<https://us02web.zoom.us/j/81953540884?pwd=SzJobU82Q2FDRWtNalhaSmE4MjJmZz09>

If using the Zoom application you must have a microphone and speakers.

First Name	Noel
Last Name	Ragsdale
Email	noelrags@gmail.com
Phone	(323) 7915238
Mailing Address	22475 Henry Rd Desert Hot Springs, CA 92241-7917
Meeting Committee	Planning Commission
Agenda Date	5/18/2022
Agenda Item # or Public Comment	Item 3.1
State your position below	Neutral
Will you be dialing into the meeting?	Yes
Comments	
Attachments	Short%20Term%20Rental%202d%20Comments.docx

Dear Mr. Hildebrand and members of the Planning Commission,

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

The April 22d Commission hearing (which I attended virtually) underscored the fact that the commercial activity of STRs undermines the core concept of residential areas: that they are places to live, raise families and enjoy retirement as part of a **community**. No more knowing one’s neighbors – next door will be a revolving door of strangers. These people are brought in because the property owners want to make money off their houses – I don’t call them homes as most of the owners do not live on these properties. They describe themselves as caring about their neighbors and communities.... but most do not know either because they are non-resident strangers as well. They are simply investors seeking an economic benefit. They all claim to be the “good and responsible” STR owners, but we never heard from any STR residential neighbor who welcomed their activity.

I wish that the whole STR movement had never started. But I am realistic and know that it’s here to stay and the County feels it needs to accommodate a variety of interests.

I have reviewed the revisions that the Planning Department has made to the draft considered on April 22. I lament abandoning the 2-night requirement. It appears this is in response to owners in some area who argued that the 1-night option was necessary lifeblood for their maintaining their commercial businesses. There was no evidence presented to support their claims. And eliminating 1-night stands would do a lot to decrease the disruption caused to neighborhoods by increased visitor turnover. Please return to the 2-night minimum requirement.

The specificity introduced for Noise Monitors is good.

Also good is the additional requirement that the Responsible Operator must send written notice of the STR certificate to a minimum of 20 surrounding properties instead of the initial requirement covering only properties “within 300 feet” of the STR property line.

ENFORCEMENT

This is a critical component of the ordinance to ensure our residential communities are truly protected. Central to effective enforcement is the new Special Enforcement Team (“SET”) being created in the Code Enforcement department and the 24-hour complaint hotline. SET is supposed to be deployed on nights and weekends and be in a position to respond “in real time” to code violation complaints. This all sounds terrific...but at our recent Sky Valley Community Council meeting we learned that to date there are three (3) members of SET with a goal of creating a 6-person team. At this time, ALL of the SET staff are headquartered in Riverside which is a 60-minute drive from the Coachella Valley. So initially, it is clear, SET will NOT

provide any “real time” response protection for the unincorporated areas in the Coachella Valley. Further, given the large geographical area that SET must cover to service the County’s unincorporated residential communities, a total of six (6) is completely inadequate. A recent Desert Sun article described the STR enforcement team in Palm Springs: 6 officers who patrol a small portion of the Palm Springs residential areas because the STRs are concentrated in a few upscale neighborhoods. That’s real enforcement.

Attached to the proposed new ordinance is a “Nexus” description of how the initial application and renewal fees will support administrative and compliance reviews, including the STR complaint process. It claims that the fees generated will cover the costs of the program. It is hard to imagine that this is the case unless there is virtually NOTHING allocated to the compliance and complaint processes. The Nexus document reveals that the true concern here is to allow “this growing business segment to flourish through Unincorporated Riverside County” and is giving short shrift to “ensuring the quality of life for those that live near STRs.”

I know that the Planning Commission does not control the County budget – the Board of Supervisors does – but I ask that you condition approval of these amendments on the Board of Supervisors authorizing sufficient funds to ensure effective enforcement.

Thank you for your consideration,

Noel Ragsdale

From: [bruce rix](#)
To: [Link, Cheryl](#)
Subject: STR'S
Date: Monday, May 16, 2022 7:36:59 PM

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

MR. Thornhill,
My name is bruce Rix-
I live in pine cove.
We need :
1) A CAP On STR RENTALS
2)Police & Code Enforcement
OFFICERS Living on the
Hill to respond to noise and
Other complaints associated
With the OVER-POPULATION
Of visitors coming into our environment -
IT IS BEING DESTROYED BY
THE GREED OF THOSE WHO ONLY CARE ABOUT THEIR
BANK ACCOUNTS NOT THE
MOUNTAIN ITSELF -SO SAD !
I HAVE lived here 18 years -
Idyllwild is being turned into a noisy over crowded CITY -
AND IS FASTLY Becoming
A place of a FAST PACED
DANGEROUS LIFE STYLE -
All In THE Name of GREEDY
PEOPLE AND A FAST \$.
STR'S -
Sent from my iPhone

From: [Jeremy Ogul](#)
To: [Jones, Steven](#)
Cc: [Link, Cheryl](#); astinson@expediagroup.com; [Jim Madaffer](#)
Subject: Planning Commission Public Comment - Item 3.1 - May 18, 2022
Date: Monday, May 16, 2022 4:50:00 PM
Attachments: [image001.png](#)
[Unincorporated Riverside County Letter - Planning Commission May 2022.pdf](#)

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 Planning Commission Members and Staff,

Please see the attached letter from Expedia Group regarding the short-term rental ordinance on the Planning Commission agenda of May 18.

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



May 13, 2022

Steven Jones
Riverside County Planning Department
4080 Lemon Street, 12th 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. While we appreciate that this draft addresses some of the concerns raised previously, we continue to have concerns about who will be held responsible for compliance with certain elements of the ordinance.

Issue 1 – Clarifying roles and responsibilities for advertising

Section 8(s) requires the “Responsible Operator or Hosting Platform(s)” to include a TOT certificate number on all rental agreements and advertisements. This approach creates the potential for confusion as to who is responsible for ensuring the TOT certificate number is included.

Moreover, Vrbo is not a party to 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(s) to clarify that it is the operator’s sole responsibility to ensure that TOT certificate numbers appear in both their rental agreements 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 if a hosting platform is expected to comply with this provision, the County must provide hosting platforms with information about the validity of permit numbers associated with each listing.

[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

Section 9 is 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. This approach creates the potential for confusion and under-collection of TOT revenue.

[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.

Other issues

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

We appreciate the time Planning Staff has already taken to discuss these recommendations with us, and we would be pleased to engage in further dialogue to ensure the strongest ordinance possible. Thank you for taking the time to consider our perspective.

Sincerely,



Alyssa Stinson
Regional Manager, Government Affairs – California
Expedia Group

From: [John Jacobs](#)
To: [Planning; Link, Cheryl](#)
Cc: [Jones, Steven](#)
Subject: Re: Short Term Rental Ordinance 927.1
Date: Monday, May 16, 2022 12:30:01 PM

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

TO:
Commissioner Gary Thornhill
Riverside County Planning Commission
Steve Jones

The continued development of Ordinance 927.1 regarding regulation of Short Term Rentals in the unincorporated areas of Riverside County is tremendously important to the town of Idyllwild. While there are numerous positive elements in this regulation, there remain aspects that require inclusion to help preserve the quality of life in this small town.

Limitation on total number of STR's

The Idyllwild-Pine Cove area currently has somewhere around 600 registered and non-registered STR's in the area, far exceeding any other unincorporated area of Riverside County. In the last few years due to a lack of regulation, many homes have been purchased in this area expressly for the purpose of converting to an STR, &/or evicting long time renters from their homes so the house can be converted to an STR. This activity is strongly imbalancing the community structure in this small town, and results in the loss of longterm, community-oriented residents who contribute to the local community needs in favor of short term users who simply use the resources of the town, creating mostly noise and other negative impacts (trash, crowding), and only benefitting the property owner, a select few local retailers, and Riverside County's Transient Occupancy Tax revenues. This is a completely imbalanced dynamic, and compromises the quality of life for longtime, property tax-paying residents.

A limit should be placed on the total number of STR's in the area, within the range of 8-10% of total number of homes in the area. This is a very reasonable limit, given that the percentage of STR's in the Palm Springs area is 6.6%, La Quinta is around 8%...two areas in Riverside County that have longstanding, established problems with STR's in these communities.

Local Enforcement

While a 24/7 phone number should be an absolute requirement to the enforcement process, there needs to be a local, full time resource in the Idyllwild area where complaints or problems can be handled and responded to in a timely manner. There is already a building managed by Riverside County located on Franklin Drive (central to both Idyllwild & Pine Cove). This is a logical location for an enforcement resource that is critically important to making Ordinance 927.1 work the way it is designed to.

Fire hazards, noise pollution

Wildland fire is a constant, ongoing risk throughout the western US, and Idyllwild has experienced two major fires (that were human-related) resulting in the evacuation of the entire area **twice in less than ten years**. Given that literally 95% of wildfires have human-related sources, it is only basic, common sense that some kind of language be included in this ordinance that restricts any kind of outdoor fire.

One of the primary values of living in the Idyllwild-Pine Cove area is the quiet of the area. While the noise monitor requirements included in Ordinance 927.1 are helpful, **there should be clear language in this ordinance that amplified sound systems are not allowed at STR's.**

I intend to attend the upcoming meeting (in person) in Riverside, this Wednesday, May 18. Your attention to these important elements of Ordinance 927.1 would be greatly appreciated.

John Jacobs
Pine Crest - Riverside County Playground Rd. Neighborhood Watch
Idyllwild, California 92549
888-522-9001
www.pinecrestwatch.org

John Jacobs wrote on 4/26/22 10:48 AM:

Hello-

Last week's Planning Commission meeting regarding Ordinance 927.1 was informative and appreciated- having attended the meeting in person, and as a 30 year resident and homeowner in the Idyllwild-Pine Cove area, it was gratifying to see the strong outpouring of interest to see Short Term Rentals have better regulation to help preserve badly degraded quality of life issues in this area. While this ordinance includes numerous helpful elements within it, there are still aspects that need attention and better regulations. These aspects include:

Limitation on total number of STR's

There should be a limit on the total number of Short Term Rentals in the Idyllwild-Pine Cove area- many other cities in Riverside County (and in the state of California) have capped these levels. Unlimited levels contribute to degraded quality of life for residents of the area, lower property values, and encourage homeowners to evict stable, long term renters to convert the property into a short term rental. Using other cities in Riverside County as a guide, **a limit of 8-10% of total homes** in the area should be an element of Ordinance 927.1.

Enforcement of Ordinance 927.1

This ordinance has no usefulness unless there is a strong, local presence to enforce it. If property owners (understandably) do not wish to post their contact information on signage, a centralized office in Riverside (or a similar contact at Deckard) has very little effectiveness in quickly and effectively responding to problems. **A local enforcement resource should be available to monitor and quickly respond to issues** related to STR's- the Riverside County building currently being utilized on Franklin Road are a good, centralized location for such an agency.

Fire hazards, noise pollution

Wildland fire is a constant, ongoing risk throughout the western US, and Idyllwild has experienced two major fires (that were human-related) resulting in the evacuation of the entire area **twice in less than ten years**. Given that literally 95% of wildfires have human-related sources, it is only basic, common sense that some kind of language be included in this ordinance that restricts any kind of outdoor fire.

One of the primary values of living in the Idyllwild-Pine Cove area is the quiet of the area. While the noise monitor requirements included in Ordinance 927.1 are helpful, **there should be clear language in this ordinance that amplified sound systems are not allowed at STR's.**

Resource use in the area

The Idyllwild-Pine Cove area has extremely finite resources in the way of water, sewer and septic abilities. The Pine Cove Water district is currently in Stage 2 water restrictions, and the other two water districts are sure to follow very soon. Nearly two decades of low precipitation rate averages have extremely taxed the water resources in the area. The sewer system within the Idyllwild Water District is at its design capacity, and is rapidly aging, while use continues to increase-septic systems in the area are difficult even under good conditions, with failures and leaching into ground water a major consequence. **Ordinance 927.1 should be designed with the carrying capacity of local resources such as water, sewer and septic systems.**

Thank you for your consideration of these elements, and your work responding to this very important issue directly impacting living standards in the Idyllwild-Pine Cove area.

John Jacobs

Pine Crest - Riverside County Playground Rd. Neighborhood Watch
Idyllwild, California 92549
888-522-9001

www.pinecrestwatch.org

John Jacobs wrote on 4/3/22 11:50 AM:

Hello-

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

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

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

Thank you for your consideration.

John Jacobs
Idyllwild, CA

From: [Mark Dean](#)
To: [Link, Cheryl](#)
Cc: [Planning; Becky Clark](#)
Subject: Ord 927 revision
Date: Monday, May 16, 2022 9:08:05 AM

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 Gary,

As a resident owner, if I make a complaint against a neighboring STR, I don't see any requirement by the management company to respond to my complaint.

So how do I know whether the violating STR was fined? Or if my complaint was seen as not a true violation in their determination?

I'll need to know the outcome.

There needs to be a statement in the new 927 that states that I will receive either a letter or email of the determined outcome.

Otherwise how do we the resident home owners know if any action was taken at all.

Power to the people!!!

Thank you for your consideration of this urgent detail.

Mark Dean
PCPOA board member
PO Box 1621
Idyllwild, CA 92549
(619)952-4772

Sent from my iPhone

From: [Planning Department](#)
To: yosemite95321@gmail.com; [TLMA Planning Hearings 2](#)
Subject: Request to Speak Web Submission
Date: Monday, May 16, 2022 4:15:42 PM

Thank you for submitting your request to speak. Planning staff has received your request and will be prepared to allow you to speak when your item is called. Please sign in by 8:45 AM using the Zoom application or dialing in with the phone number you provided in the form so you can be identified during the meeting. You will be muted until your item is pulled and your name is called. Do not share this information, each person will need to register to speak on an item.

Join by phone: (669) 900-6833 Meeting ID: 819 5354 0884 Password: 07720222

Join Zoom Meeting

<https://us02web.zoom.us/j/81953540884?pwd=RErQYmNwL1hCMmlqbEo4ZjYzV2hVUT09>

Join Meeting using browser, no install needed:

<https://us02web.zoom.us/j/81953540884?pwd=SzJobU82Q2FDRWtNalhaSmE4MjJmZz09>

If using the Zoom application you must have a microphone and speakers.

First Name	Roy
Last Name	Holeyfield
Email	Yosemite95321@gmail.com
Phone	(402) 8130279
Mailing Address	35627 Athena Court, Winchester,Ca. 92596 Winchester, Ca 92596
Meeting Committee	Planning Commission
Agenda Date	5/17/2022
Agenda Item # or Public Comment	Ordinance 927.1
State your position below	Oppose
Will you be dialing into the meeting?	No
Comments	I will be at the meeting.
Attachments	Simplified%202%20per%20Bedroom%20Plus%202%20Proposal.pdf

**2 Per Bedroom Plus 2 Proposal.
Less than 2 Acres,
> = 5 Bedrooms**

**STRs Less Than 2
Acres and > = to 5
Bedrooms**

5.6%

5 Bedrooms = 21 (3.6%)

6 Bedrooms = 10 (1.8%)

9 Bedrooms = 1 (0.18%)

**94.4 % of all
STRs less than 2
acres will still be
limited to 10 or
less.**

Idyllwild 2-5 Acre Homes

Total Homes	2-5 Acre Homes
276	3 (1%)

Based on 2021 data obtained from County. Acreage count is per County Assessor webpage data. County is encouraged to check data independently as errors may occur.

Occupancy Proposal:

- 1. Homes on 2-5 acres allow 16 total guests (including kids).**

Acceptance will allow extended families to continue to tour Temecula Wine Country. Without this Temecula Wine Country tourism will suffer greatly as only 43 homes in Temecula are 5 or more acres.

- 2. Homes less than 2 acres = 2 per bedroom plus 2.**
- 3. Homes greater than 5 acres, or Unique Properties (not limited to acreage), owner may request a separate variance evaluation.**
 - Much fewer homes
 - Only 4 really large acreage home (14-41 acres).
- 4. Up to 4 visitors be allowed to visit a property to account for required guests such as bridal Makeup Artists, Hairdressers, Parents of bride or groom. Extra visitors shall be limited to 4 hours per day.**

Based on 2021 data obtained from County. Acreage count is per County Assessor webpage data. County is encouraged to check data independently as errors may occur.

From: [Planning Department](#)
To: debrahwatson@gmail.com; [TLMA Planning Hearings 2](#)
Subject: Request to Speak Web Submission
Date: Monday, May 16, 2022 11:43:25 AM

Thank you for submitting your request to speak. Planning staff has received your request and will be prepared to allow you to speak when your item is called. Please sign in by 8:45 AM using the Zoom application or dialing in with the phone number you provided in the form so you can be identified during the meeting. You will be muted until your item is pulled and your name is called. Do not share this information, each person will need to register to speak on an item.

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Join Zoom Meeting

<https://us02web.zoom.us/j/81953540884?pwd=RErQYmNwL1hCMmlqbEo4ZjYzV2hVUT09>

Join Meeting using browser, no install needed:

<https://us02web.zoom.us/j/81953540884?pwd=SzJobU82Q2FDRWtNalhaSmE4MjJmZz09>

If using the Zoom application you must have a microphone and speakers.

First Name	Toby
Last Name	watson
Email	debrahwatson@gmail.com
Phone	(310) 9023936
Mailing Address	71700 Cholla Way Palm Desert, CA 92260
Meeting Committee	Planning Commission
Agenda Date	5/18/2022
Agenda Item # or Public Comment	Short Term Rental Ordinance The draft ordinance was heard at the April 20, 2022 Planning Commission meeting and continued to May 18, 2022.
State your position below	Neutral
Will you be dialing into the meeting?	No
Comments	A major medical appt. precludes my speaking on May 18. Please read and enter into the record, my attached form
Attachments	toby%20watson%20PDF%20copy.pdf

TOBY WATSON 71700 Cholla Way, Palm Desert, CA. 310-902-3936
Due to major doctor appointment on Wed., May 18, 2022 I am unable to speak.

PLEASE ENTER MY COMMENTS INTO THE RECORD.

PLEASE ALSO READ AND ENTER INTO THE RECORD: County of Riverside, December 10, 2019 "Western Coachella Valley Area Plan", Page 30, "The Cahuilla Hills Policy Plan", which cites many other significant concerns (emergency access, sewage disposal, etc.). It also describes the unique character of this "unique, semi-wild desert setting.....)

I, Toby Watson, am a home-owner and resident of Cahuilla Hills—an unincorporated area of Riverside County. The growing and out-of-control, and **lawless STR** problem is causing us great stress and **concerns for our safety**.

The R-1 designation states that only single family houses should be allowed in Cahuilla Hills. Currently, there are a number of **properties with huge homes and additional buildings which are operated as STR's by management firms, real estate companies, and absentee owners. These are Party Houses. One, Kempa Villa, is run by a multi-national corporation—The Kempa Collection— which is based in the Caymen Islands). This property and it's operation are on the scale of a hotel. They even advertise themselves as a "Private Resort"**.

I understand that **corporations** can not be granted STR status and also STR status cannot be granted to property owned by out-of-state owners. **Also, Cahuilla Hills is not zoned for business, hotels, and resorts.**

Year-round, these party houses have **huge events, loud music, bright lights late into the night, and lots of traffic-** day/s before the event, day/s of event, and day/s after the event. The traffic consists of large equipment rental trucks, party busses, and many cars. There is **only one emergency access into Cahuilla Hills** AND only 2 narrow streets that service Kempa Villa and two other huge "resort-like" properties. These 3 properties are within 1/8 to 1/4 mile of each other.

We understand that no permits for commercial use or mitigation have been issued to these companies. The operators of these events present a very hostile attitude towards residents who question them about such.

The profits to me made by these companies/party houses are so immense that a "citation" by county inspectors and any fines are insignificant to these operators. They could care less and **do so. Ask you STR enforcement team about recent citations for Kempa Villa.**

My wife and I were "drawn" to Cahuilla Hills, twenty years ago because it was isolated, quiet, and scenic— with hiking trails at our doorstep. And, peaceful and dark at night. Until the last couple of years the most noise we heard was the yapping of coyotes and the hooting of owls. Occasionally, a bob cat will walk across our property, also groups of **Big Horn Sheep** have walked down our street during certain seasons.

There are plenty of facilities (hotels and resorts) in the Coachella Valley which are set for handling such large events.

We are your constituents and we chose to build our home in **Cahuilla Hills because it is not a resort community.** Many of the operators of these Party Houses are NOT your constituents.

Please stop STR's in Cahuilla Hills. Year-round we are being subjected to horrendously, disruptive behavior, stress, lower property value, and potential problems in case of **medical emergency or fire.**

Thank you, Toby Watson

From: [Bev McCullough](#)
To: [Link, Cheryl](#)
Subject: Riverside County STR Ordinance #927 Modifications Request
Date: Tuesday, May 17, 2022 12:57:05 PM
Attachments: [Riverside STR Ordinance 927 Modification Request.5.17.22.Dickinson.docx](#)

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

To: Gary Thornhill

Thank you for your work to date on the STR Ordinance #927

We have five items that we are very concerned be included in the final Ordinance.

Thank you for all you are doing to help make Idyllwild a safe and enjoyable community.

Tom Dickinson
Bev McCullough

May 16, 2022

To: Gary Thornhill, Commissioner, Riverside County

From: George T. Dickinson/Bev McCullough: Idyllwild, CA homeowners

SUBJECT: Riverside County STR Ordinance #927

Thank you for your work to update Ordinance #927.

Please address the following items in the Final Ordinance:

1. **STR Density.** There is an immediate need to address this in our previously quiet neighborhood.

Request: 10% Maximum Density for STRs in Idyllwild and a Moratorium on STR Density while studies continue.

Give preference to STRs with owners on site (see details below).

Impact: The current lack of an STR Density decision is causing a “gold rush” in our neighborhood

Currently 25% of the homes within 300 feet of our property are STRS.

Two additional homes are for sale. Out of area investors have purchased one and are working seven days a week to add un-permitted additional bedrooms and a bathroom to flip for a STR.

The other has sold twice to out of area investors in one month and is again on the market.

We will soon have 38% STR Density within 300 feet of our home if this issue is not addressed immediately.

Riverside County may be operating under a misunderstanding that there is a financial advantage to our community from STRs. The STRs near us are owned by investors from other counties and states. Very limited income from the STRs stays in our community. Additionally, not all of the STRs are licensed.

2. **STR Noise**

Request: Incorporate the Riverside Noise Ordinance #847 provisions and decibel levels regarding daytime noise, and amplified music as well the night time noise hours into STR Ordinance #927.

STR owners in our neighborhood think their guests can “make as much noise as they want to” between 7 a.m. and 10 p.m., have outdoor music blaring all afternoon and early evening etc.

The noise drives us from our homes!

3. **Compliance/Code Enforcement**

Thank you for putting the Code Enforcement phone number on the sign at STRs. It will be so helpful.

Request: **Local 24/7** Code Enforcement with timely response and ability to help in emergencies.

Example:

1) In a perfect world we would know the owner's phone number and get immediate response. In actuality, STRs that are owned and operated by out of area owners do not operate like this. A local STR is owned and operated by a person in another county who owns eight STRs. This is a commercial business in our neighborhood. The owner would not return a call or share her number on request. In fact, any concern is met with anger and threats of retaliation. (see below). 2) Another neighborhood STR with an out of county owner has a local management company which is notorious for not responding to requests regarding their properties. A local Code Enforcement officer would be able to provide timely assistance.

4. Emergency Response.

1. Request funds from STRs be used to update the Idyllwild Community Emergency plan to assure the safety of STR users in a disaster.

A. Use some STR funds to provide more Disaster Aid Stations (DAS) in Idyllwild neighborhoods and staffing of DAS Units. Local Code Enforcement could be trained to help at DAS units. Current ones are over a mile from our homes and the STRs near us. Develop Emergency Binders for STRs for fire and safety escape routes, etc.

Note: There is a potential of a minimum of 29 STR guests within 300 feet of our house. Since there are no owner/operators to assist them, how do they find the DAS Units, Escape Routes or have trained CERT personnel to help? We depend on volunteer property owners to take CERT training and help in a disaster. The STRs are commercial businesses, not community helpers.

5. Retaliation

Request: Please address retaliation from STR owners and operators to neighbors if a neighbor files a complaint. Please include clearly stated consequences of any threats or actual retaliation.

Example of Retaliation:

We have experienced loud noise from a local STR. We asked the cleaning lady for the out of area owner/operator's phone number. The cleaning lady said she would give our number to the owner/operator to call us. The owner/operator never called us and later told us that she had not called us as she owns 8 STRs and thought the request was from a neighbor at another of her Idyllwild properties. (Interesting!)

Several weeks later when the 4-5 guests in the STR hot tub were making so much noise that I could hear it in our house 300 feet away with my doors and windows closed, I went to the property and, standing on the street, nicely asked the women if they could be quieter.

Since that time the STR owner has added a trailer to their property surrounded by a high fence along the street. When a neighbor or passerby was apparently concerned by the smell of propane at the property and called the Fire Department, the Fire Department came to the property to check the propane smell. The out of town STR owner/operator then sent US a text threatening US. I quote: "If my guests continue to be harassed and made to feel uncomfortable without legal cause, I will take further action to assure our guests are left alone"...."I am keeping a log from guests"..."Refrain from any activity these previous guests have referred to."

Note:

The owner/operator lives in another county and is not able to come in person when there is an issue.

The previous guests referred to Our only action which was to stand on the street in March and nicely ask for the guests to be quiet.

The other issue the owner referenced was when someone (not us) called the Idyllwild Fire Department regarding a concern of the smell of propane.

This is the type of out of area owner/operators we are dealing with. They have no interest in being neighbors or keeping Idyllwild safe. They are only interested in their Commercial income.

Please protect us by having Code Enforcement present on the mountain so they can be timely in dealing with STRs and having wording about threats of retaliation when neighbors call Code Enforcement or the Fire Department.

Thank you,

Tom and Bev

George T. Dickinson

Bev McCullough

Bevmc2@gmail.com

25835 Cassler Drive

PO Box 3460

Idyllwild, CA 92549

From: [Planning Department](#)
To: rpirio7@gmail.com; [TLMA Planning Hearings 2](#)
Subject: Request to Speak Web Submission
Date: Tuesday, May 17, 2022 7:36:57 AM

Thank you for submitting your request to speak. Planning staff has received your request and will be prepared to allow you to speak when your item is called. Please sign in by 8:45 AM using the Zoom application or dialing in with the phone number you provided in the form so you can be identified during the meeting. You will be muted until your item is pulled and your name is called. Do not share this information, each person will need to register to speak on an item.

Join by phone: (669) 900-6833 Meeting ID: 819 5354 0884 Password: 07720222

Join Zoom Meeting

<https://us02web.zoom.us/j/81953540884?pwd=RErQYmNwL1hCMmlqbEo4ZjYzV2hVUT09>

Join Meeting using browser, no install needed:

<https://us02web.zoom.us/j/81953540884?pwd=SzJobU82Q2FDRWtNalhaSmE4MjJmZz09>

If using the Zoom application you must have a microphone and speakers.

First Name Rosemarie
Last Name Pirio
Email rpirio7@gmail.com
Phone (951) 2378525
Mailing 31265 Gleneagles Dr.
Address Temecula, CA 92591
Meeting Planning Commission
Committee
Agenda Date 5/18/2022
Agenda Item
or Public 927.1
Comment
State your
position Oppose
below
Will you be
dialing into No
the meeting?

Comments My SRT is located in Wine Country in Riverside County. Please see attached letter with my comments. I oppose the restriction of occupancy for homes located on more than 2 acres.

Attachments [Riverside%20County%20Planning%20Commision%20Comment%20927.1.docx](#)

May 17, 2022

Riverside County Planning Commission

RE Ordinance No. 927.1

Honorable Members of the Planning Commission,

I am a property owner in Riverside County. I have a 5 bedroom 5 bathroom home on 2 ½ acres in Temecula Wine Country. I do believe that all SRT operators should enforce good neighbor practices.

I use a professional property management company, Avantstay to manage my property for STR use . Avantstay manages my property in a way that prevents neighbors from being negatively impacted and ensures all of Avantstay's policies regarding, noise, number of guests, etc are strictly enforced. Avantstay takes great pride in providing a pleasant experience for all and avoiding any negative impacts to the community such as noise, parking, etc.

My understanding is that there is a proposal to limit the occupancy to a maximum of 10 people with the possibility to increase to 16 with burdensome building codes. This will do nothing to target the nuisance homes. Avantstay is already following strict self-imposed guidelines to mitigate any issues. There are larger families or groups wishing to spend time in Wine Country who will be impacted negatively if they have to rent out more than one home for their stay.

On lots larger than 2 acres, a more reasonable regulation would be a maximum occupancy of 2 per bedroom plus four additional for these estate lots.

Riverside County Wine Country depends on tourism and responsible operators of STR will meet the need to provide these with strong enforcement to ensure good neighbor practices.

Sincerely

Rosemarie Pirio

951-237-8525

Property Address:

40624 Calle Cancion

Temecula, Ca 92592

From: [Stacey Grant](#)
To: [Link, Cheryl](#)
Subject: STR Hearing May 18, 2022 Idyllwild-Pine Cove Zip Code 92549
Date: Tuesday, May 17, 2022 11:45:59 AM

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Dear Commissioner Thornhill,

Thank you for your continued interest and concern for our small community of Idyllwild-Pine Cove in the 92549 zip code. I felt so supported by you in the last hearing.

As you know, our community has been greatly impacted by the increase of STRs. I am a homeowner and have STRs all around me and the number continues to grow as new owners take over.

This influx has impacted me personally as irresponsible visitors fail to observe **noise** guidelines especially in the evening hours. My greater concern is safety specifically **fire danger**. Some STR visitors fail to recognize that we are in a high fire danger area and have used lighter fluid to start outside illegal *campfires* and inside fires in the fireplace which we know are Flash fire starters. Hot ashes placed outside close to the house have been cause of at least one fire. Our fire department has responded to these incidents. And I haven't even addressed concern for our water and sewage concerns which are huge.

I implore you to convince your fellow commissioners to place a **10% cap** on the number of STRs allowed in our community. This would amount to approximately 350 which is more than plenty. We are in need of a balance between tourism and our community residents.

Enforcement of this regulation is also needed at the local level. We need the "teeth" of enforcement. My understanding is that there is office space available. The number of STRs (approx 250) that are not registered with the county not only increases my fire safety concerns but also has a financial impact on the County as these people are not paying their "Fair Share" of taxes.

Thank you for hearing me. I trust that you will take serious action for our Idyllwild-Pine Cove Community.

Sincerely,

Stacey Grant, homeowner
PO Box 1552
25485 Seneca Dr
Idyllwild, CA 92549
562.233.3348