

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.
21.2 (MT 19310)

MEETING DATE:
Tuesday, July 26, 2022

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on Change of Zone No. 2100000 and Introduction of Ordinance No. 927.1 (Short Term Rentals) And Ordinance No. 671 (CONSOLIDATED FEES FOR LAND USE) - Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 includes a comprehensive amendment to Ordinance No. 927 (Short Term Rentals), an amendment to Ordinance No. 671 (Consolidated Fees for Land Use) increasing the fees for Short Term Rentals, a request to allocate certain Transient Occupancy Tax (TOT) funds collected from Short Term Rentals to the Code Enforcement Department for enforcement of Ordinance No. 927, and a request to direct the Planning Department and Office of County Counsel to research and prepare a future update to Ordinance No. 927.1. Ordinance No. 927.1 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to, definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. Ordinance No. 671.22 amends Ordinance No. 671 to increase the Short Term Rental initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00, including consideration of a 4% annual increase for each fee. This item also includes a request to set aside 50% of the increase in TOT generated by Short Term Rentals (using FY 21/22 as a baseline) to fund Code Enforcement activities associated with ongoing enforcement of Ordinance No. 927. This item also includes a request to direct the Planning Department and Office of County Counsel to continue researching options for establishing Short Term Rental limits within the Idyllwild and Wine Country areas and prepare an amendment to Ordinance No. 927.1, All Districts. The Chairman called the matter for hearing.

John Hildebrand, Director of Planning Department, presented the matter.

The following people spoke on the matter:

Emil Jorge	Tyler Massas	John Meyer	Mike Fish
Tom DeCarlo	Andrew Lachman	Dr. Roy Holeyfield	Sheila Zacker
Anna Duitruk	Paul Petrella	Lanny Swerdlow	Randy Kingston
Richard Walker	William Plummer	Danne Grirffth	Ron Bernheimer
Alex DeCarlo	Jill Hernandez	Joseph Messin	Elena Rego
Ron kuehl	John M. Hunter	Karen Dillion	Roberto Rondero de Mosier
Tera Walker	Jennifer Hantmam	Neal Lohner	Stephen Manfredi
Alicia Ivar	Cindy Light	Karene Huser	Jon Brown
Jeff Comerchero	Martin Collins	Jeremy Ogul	Bev McCullough
Joan Cazone	Josh Breuner	Bill Wilson	Aziza Sackett
Phil Bailly	Jessica Hinton	Chuck Tobin	Walter Gaines/Miguel Gomez
Leah Di Bernardo	Bobbie Valenle	Jonathan Seal	
Alan Paynter	Alex Lluch	Jon Wiese	
Tricia Kuenl	Michael McNeill	Bobby Thompson	
Laura Stearn	Debra Watson	Kat Bailey	

The chairman closed the public hearing.
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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.

21.2

(MT 19310)

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED to close the public hearing and direct staff to prepare the final documents consistent with the Board's discussion today, and that the matter be continued to Tuesday, September 13, 2022, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 26, 2022 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 26, 2022

(seal)

Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

21.2

xc: Planning, COB

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 and assessments, including Tourism Business
5 Improvement Districts (TBIDs) and Tourism Marketing Districts (TMDs) within the unincorporated area
6 of the County of Riverside.

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

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

- 13 a. Applicant. Owner or Owner's Authorized Representative.
- 14 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
15 purposes and is legally permitted as a bedroom or loft.
- 16 c. Booking Transaction. Any reservation or payment service provided by a
17 person or entity who facilitates a Short Term Rental transaction between a
18 prospective Guest and a Short Term Rental Owner, Owner's Authorized
19 Representative, Operator, or Local Contact Person.
- 20 d. County. The County of Riverside.
- 21 e. Good Neighbor Brochure. A brochure and related materials, available from
22 the County, to be given to Guests, which includes a summary of the County's
23 regulations relating to Short Term Rentals.
- 24 f. Guest. The overnight occupants renting the Short Term Rental for a specified
25 period and the visitors of those overnight occupants.
- 26 f.g. Hosted Stay. A Short Term Rental which is occupied by the Owner for the
27 duration of the rental to a Responsible Guest(s).
- 28 g.h. Hosting Platform. A person or entity that participates in the Short Term

1 Rental business by collecting or receiving a fee or other compensation,
2 directly or indirectly through an agent or intermediary, when conducting a
3 Booking Transaction for a Short Term Rental using any medium of
4 facilitation, including, but not limited to, the Internet.

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

11 i.j. Noise Monitor. A sound level meter meeting the standards of the American
12 National Standards Specifications for Sound Level Meters or another
13 acoustical or decibel measurement device with similar capabilities and
14 features that does not have a camera, record conversations, nor store any
15 personal data.

16 j.k. Operator. The Owner or the Owner's Authorized Representative who offers
17 or provides the Short Term Rental.

18 k.l. Owner. The person or entity that holds legal or equitable title to the Short
19 Term Rental.

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

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

n.o. Responsible Operator. Any Operator who is responsible for the Short Term Rental, which includes the Owner(s), Owner's Authorized Representative(s), Operator(s), and Local Contact Person(s).

e.p. Responsible Persons. The persons responsible for compliance with the provisions of this ordinance, include the following:

~~1.~~ ~~Hosting Platform for the Short Term Rental;~~

2.1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years of age;

3.2. Local Contact Person(s) of the Short Term Rental;

4.3. Owner(s) of the Short Term Rental;

5.4. Owner's Authorized Representative(s) of the Short Term Rental; or

6.5. Operator(s) of the Short Term Rental.

p.q. 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 (2) consecutive days and one (1) night. 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.

q.r. 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.

1 ~~F.S.~~ Short Term Rental Program Manager. The certified manager who is retained
2 by the County and is responsible for assisting with administering the
3 County's Short Term Rental program.

4 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined
5 in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
6 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
7 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
8 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
9 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
10 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
11 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or
12 other facility in which human beings are detained and housed under legal restraint; any housing owned or
13 controlled by an educational institution and used exclusively to house students, faculty or other employees
14 with or without their families, any fraternity or sorority house or similar facility occupied exclusively by
15 students and employees of such educational institutions and officially recognized and approved by it; any
16 housing operated or used exclusively for religious, charitable or educational purposes; any housing owned
17 by a governmental agency and used to house its employees or for governmental purposes; any camp as
18 defined in the Labor Code; and any employee housing or other housing furnished by an employer
19 exclusively for employees or employees and their families; single room occupancy units; and any accessory
20 dwelling unit, junior accessory dwelling unit, second unit, guest quarter, multiple owner group (MOG) unit,
21 or ranchet unit (Ranchet).

22 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 23 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant
24 to this ordinance from the Planning Department before renting or advertising
25 for rent any Short Term Rental.
- 26 b. It is unlawful for any person to advertise, maintain, operate or use a Short
27 Term Rental in the unincorporated area of Riverside County without a Short
28 Term Rental Certificate, or in violation of the terms and conditions of the

1 Certificate. Short Term Rental Certificates shall be renewed annually, and
2 separate Short Term Rental Certificates are required for each Short Term
3 Rental.

- 4 c. The County will use reasonable efforts to coordinate with Hosting Platforms
5 to ensure that a dwelling has been issued a Short Term Rental Certificate by
6 the County before it can be listed for rent on the Hosting Platform.

7 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND
8 APPLICATION.

- 9 a. Initial Application. A Responsible Operator shall submit to the Planning
10 Department or its designee a Short Term Rental Certificate initial application
11 provided by the County and initial registration fee, in accordance with
12 Riverside County Ordinance No. 671. The Planning Department or its
13 designee shall approve an initial application for a Short Term Rental
14 Certificate only if all of the following is met:

- 15 1. The application submitted is complete and includes written
16 authorization from Owner or Owner's Authorized Representative
17 granting permission to obtain a Short Term Rental Certificate for the
18 property;
- 19 2. The initial registration fee is paid, in full in accordance with Riverside
20 County Ordinance No. 671;
- 21 3. The Short Term Rental property has no active or pending Code
22 Enforcement actions;
- 23 4. The Applicant declares the Short Term Rental is legally permitted and
24 any other buildings, structures, grading, or other improvements to the
25 property are legally permitted;
- 26 5. The Applicant declares Short Term Rental meets the requirements of
27 a Short Term Rental, pursuant to Section 4 of this ordinance;
- 28 6. The Applicant declares Short Term Rental meets the applicability

requirements, pursuant to Section 5 of this ordinance;

7. The Applicant declares 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;
8. The County determines the maximum number of occupants for the Short Term Rental. The occupancy limit of a Short Term Rental shall be determined by the County in compliance with the requirements of the California Building Standards Code at the time the Short Term Rental Certificate is issued, revised or renewed;
9. The Applicant identifies all Responsible Operators for the Short Term Rental;
10. The Applicant agrees to comply with all requirements of this ordinance;
11. 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 submits, on a form provided by the County, permission from the HOA allowing the Short Term Rental at the property;
12. Within 30 days of the County's receipt of an initial application, the County is 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. 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,
13. The County has not permanently revoked the Short Term Rental Certificate, pursuant to Section 11 of this ordinance.

1 b. A Short Term Rental Certificate shall be valid for one year from the date of
2 issuance.

3 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on
4 an annual basis based on the anniversary of the original Short Term Rental
5 Certificate issuance by submitting to the Planning Department or its designee
6 a request for renewal and a renewal fee, in accordance with Riverside County
7 Ordinance No. 671. The Planning Department or its designee shall approve
8 a renewal of a Short Term Rental Certificate only if all of the following is
9 met:

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

12 2. The Applicant provides information concerning any changes to the
13 initial application or prior renewal for the Short Term Rental
14 Certificate;

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

18 4. If the Short Term Rental property is subject to Covenants, Conditions,
19 and Restrictions (CC&Rs) or other guidelines of a homeowner's
20 association or condominium association (HOA), the Applicant
21 submits, on a form provided by the County, permission from the HOA
22 allowing the Short Term Rental at the property;

23 5. For Short Term Rental properties that have been the subject of a
24 Notice of Violation within the past twelve (12) months, within 30
25 days of the County's receipt of the renewal fee, the County is
26 authorized to verify the Short Term Rental has the required sign,
27 adequate on-site parking, and working Noise Monitor system,
28 pursuant to Sections 8 and 11 of this ordinance. 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, pursuant to Section 11 of this ordinance.

d. In the event that a Short Term Rental Certificate has been expired for 90 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.

e. Short Term Rental Certificates do not run with the land. A Short Term Rental Certificate shall expire automatically when the owner or responsible party for the Short Term Rental or Short Term Rental property changes, and a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671, will be required.

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

g. Any declaration made by the Applicant as part of the Short Term Rental Certificate 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 misstatement or omission in a Short Term Rental Certificate initial application or renewal is grounds for denial or revocation of a Short Term Rental Certificate.

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.

- 1 b. The Responsible Operator shall ensure that the Short Term Rental is used in
2 a manner that complies with this ordinance and all applicable laws, rules and
3 regulations pertaining to the use and occupancy of a Short Term Rental.
- 4 c. The Short Term Rental shall not be used for a temporary event, as defined in
5 Riverside County Ordinance No. 348, unless a temporary event permit has
6 been obtained by the Responsible Operator.
- 7 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
8 consecutive calendar days total but not less than two (2) consecutive days and
9 one (1) night, which includes counting portions of calendar days as full days.
- 10 e. A Responsible Operator ~~or Hosting Platform~~ shall only enter into or ensure
11 the Hosting Platform only enters into one Booking Transaction to rent the
12 Short Term Rental to one Responsible Guest for a specified period of time,
13 unless the Responsible Operator is operating a Hosted Stay. A Responsible
14 Operator may enter into or allow a Hosting Platform to enter into multiple
15 Booking Transactions to rent the Short Term Rental for a Hosted Stay,
16 provided that the number of rooms rented does not exceed five (5) and the
17 occupancy of the Short Term Rental does not exceed the limits described by
18 the Short Term Rental Certificate and this ordinance.
- 19 f. If a lot contains multiple one family dwellings, only one Short Term Rental
20 Certificate may be issued for that lot. In this event, the multiple one family
21 dwellings shall be rented together to a Responsible Guest as one Short Term
22 Rental. Multiple one family dwellings on a lot does not increase the
23 maximum occupancy of the Short Term Rental as defined in this ordinance.
- 24 g. Occupancy shall be determined as follows:
- 25 1. Unless further limited by the California Building Standards Code, a
26 Responsible Operator shall limit the maximum number of occupants
27 of a Short Term Rental to the lesser of: two (2) persons per Bedroom
28 plus an additional one (1) person in the Short Term Rental or ten (10)

persons total. Responsible Operators may increase the maximum occupancy of a Short Term Rental to up to sixteen (16) persons total by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California 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 located on a property of at least five (5) acres, a Responsible Operator shall limit the maximum number of occupants of a Short Term Rental to sixteen (16) persons total, by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California Building Standards Code.

h. A Responsible Operator shall provide adequate on-site parking spaces to accommodate the maximum number of occupants approved with the Short Term Rental Certificate. One on-site parking space is required for every four occupants allowed by the Short Term Rental Certificate. On-site parking spaces shall be located within an approved driveway, garage, and/or carport area. Off-site parking is not permitted for Short Term Rentals.

i. A Short Term Rental shall not change the residential character of the outside appearance of the residence including color, material, lighting or any advertising mechanism, except for the required exterior onsite Short Term Rental sign.

j. A Responsible Operator shall install and maintain in continuous operation a Noise Monitor within the interior and exterior of the Short Term Rental to ensure compliance with Riverside County Ordinance No. 847.

k. Guests or other occupants of the Short Term Rental shall comply with Riverside County Ordinance No. 847, including quiet hours between the hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related

1 to loud or unruly parties, gatherings or other similar events. The Responsible
2 Operator shall use reasonably prudent business practices to ensure that the
3 Guests or other occupants of the Short Term Rental comply with Riverside
4 County Ordinance Nos. 847 and 924 and shall ensure that the requirement for
5 compliance with Riverside County Ordinance Nos. 847 and 924 including
6 the designated quiet hours, are included in the rental agreements for Short
7 Term Rentals and in all Short Term Rental advertisements.

8 l. Guests or other occupants of the Short Term Rental shall comply with
9 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
10 including light trespass. The Responsible Operator shall ensure that the
11 requirement for compliance with Riverside County Ordinance No. 915 is
12 included in all rental agreements for the Short Term Rental and in all Short
13 Term Rental advertisements.

14 m. Outdoor amplified sound, generally defined as any sound that is increased by
15 any amplified equipment or sound that is electronically enhanced, must
16 comply with the provisions of Riverside County Ordinance No. 847.

17 n. Outdoor fire areas, when not prohibited by state or local fire bans,
18 regulations, rules or guidelines, shall be located on a non-combustible
19 surface, covered by a fire screen, and extinguished as soon as it is no longer
20 in use or by 10:00 p.m., whichever is earlier.

21 o. Each Short Term Rental shall have a Responsible Operator readily available
22 to handle any questions or complaints during all Short Term Rental activities.
23 Any change to the contact information for a Responsible Operator of a Short
24 Term Rental shall immediately be provided in writing to the Planning
25 Department, to neighboring properties within three hundred feet of the Short
26 Term Rental, and on any postings required by this ordinance.

27 p. Short Term Rentals shall not be allowed in private residential dwelling units
28 that violate any applicable health or safety laws, rules or regulations,

1 including, but not limited to, building, safety, fire or health, or in tents,
2 recreational vehicles, treehouses, yurts, non-habitable structures, or other
3 structures not intended for permanent residential occupancy.

4 q. The Responsible Operator shall identify or cause to be identified the number
5 of onsite parking spaces provided and the maximum occupancy of the Short
6 Term Rental in any Short Term Rental agreement and in any related
7 advertisements.

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

12 s. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
13 comply with or ensure the Hosting Platform(s) ~~shall~~ complies with,
14 Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax
15 Ordinance and any applicable assessments, including TBIDs and TMDs. The
16 Responsible Operator(s) shall include or ensure the Hosting Platform(s) ~~shall~~
17 includes the transient occupancy tax registration certificate number on all
18 Short Term Rental agreements and in any related advertisements.

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

- 22 1. Responsible Operator name and number;
- 23 2. Local Contact Person name and number;
- 24 3. The telephone number for the Sheriff's Department, Short Term
25 Rental Manager, and the Code Enforcement Department, including
26 the 24-hour Code Enforcement Department telephone number;
- 27 4. The website information for Rivco Ready, in the event of an
28 emergency;

5. Evacuation plan for the Short Term Rental showing emergency fire extinguisher locations and interior pedestrian and exterior vehicular exit routes;
6. The maximum number and precise location of onsite parking spaces;
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 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 and a telephone number at which the Responsible Operator may be reached on a 24-hour basis;
3. The maximum number of occupants permitted to stay in the rental unit; 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

1 responding to complaints regarding the condition or operation of the Short
2 Term Rental or Guests' conduct at the Short Term Rental in accordance with
3 Section 10 of this ordinance.

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

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

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

28 y. Trash and refuse shall not be left stored within public view, except in proper

containers for purposes of collection by the County's authorized waste hauler.

z. Snow Removal.

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

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

aa. The Responsible Operator ~~and Hosting Platform(s)~~ shall include or ensure the Hosting Platform includes the current Short Term Rental Certificate number on or in any advertisement appearing in any newspaper, magazine, brochure or internet website that promotes the availability of the Short Term Rental.

Section 9. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

The Responsible Operator(s) ~~and Hosting Platform(s)~~ shall comply with or ensure the Hosting Platform(s) complies 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." The Responsible Operator(s) ~~and Hosting Platform(s)~~ shall be legally responsible for the collection of all applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in accordance with Riverside County Ordinance No. 495 and any other applicable law. 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.

1 Section 10. NOTIFICATION AND COMPLAINTS.

- 2 a. A Responsible Operator shall provide written notice to all property owners
3 of properties located within 300 feet of the Short Term Rental's property line
4 or cover at least twenty (20) surrounding properties, whichever is greater, that
5 a Short Term Rental Certificate was obtained for the Short Term Rental
6 within ten (10) days of approval of a Short Term Rental Certificate. Such
7 notification shall also include the Responsible Operator's contact
8 information. In the event of a change in the provided contact information,
9 new notification with the updated information shall be provided in the same
10 manner. All notification costs shall be borne by the Responsible Operator.
- 11 b. Initial complaints regarding Short Term Rental violations on a property
12 pursuant to this ordinance will generally be directed to the Responsible
13 Operator. The Responsible Operator for the Short Term Rental shall be
14 responsible for correcting the violation promptly, which includes, within
15 sixty (60) minutes, contacting the Responsible Guest to correct the violation
16 and visiting the site, if necessary, to ensure that the violation has been
17 corrected. The Responsible Operator of a Short Term Rental shall report any
18 such complaints, and their resolutions or attempted resolutions, to the
19 Riverside County Planning Department within two (2) business days of the
20 occurrence. Failure to respond to complaints, meet a Code Enforcement
21 Officer within sixty (60) minutes, or report complaints to the Planning
22 Department within two (2) business days of the occurrence shall be
23 considered a violation of this ordinance, and may constitute cause for
24 revocation of the Short Term Rental Certificate.
- 25 c. If the Responsible Operator fails to respond to the Short Term Rental
26 violation within the designated time in subsection b above or the subject of
27 the complaint needs to be corrected immediately due to health and safety
28 concerns, such as blocked driveways, blocked streets, or excessive noise

1 during quiet hours, the complainant may make a complaint to the 24-hour
2 Code Enforcement Department telephone number. Occupants of surrounding
3 properties shall be apprised of this complaint procedure as part of the
4 notification requirements of this section.

- 5 d. For complaints related to the issuance of a Short Term Rental Certificate and
6 compliance with this ordinance should be directed to the Planning
7 Department.
- 8 e. The Responsible Operator shall be subject to all administrative, legal and
9 equitable remedies available to the County for failure to comply with the
10 provisions of this section.

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

13 a. Initial Inspections.

- 14 1. Initial Application. Prior to the County issuing a Short Term Rental
15 Certificate, the County is authorized to conduct an initial inspection
16 of the intended Short Term Rental property within 30 days of the
17 County's receipt of a Short Term Rental initial application and the
18 accompanying initial registration fee. A Responsible Operator shall
19 be available at the intended Short Term Rental property within sixty
20 (60) minutes of the County's request for this inspection.
- 21 2. Renewal. For Short Term Rental properties that have been the subject
22 of a Notice of Violation within the past twelve (12) months, prior to
23 the County renewing the related Short Term Rental Certificate, the
24 County is authorized to conduct an inspection of the Short Term
25 Rental property within 30 days of the County's receipt of the
26 accompanying renewal fee. A Responsible Operator shall be
27
28

1 available at the intended Short Term Rental property within sixty (60)
2 minutes of the County's request for this inspection.

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

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

- 13 c. Violations of this ordinance include, but are not limited to:

- 14 1. Failure of a Responsible Operator to take action to respond to a
15 complaint pursuant to Section 10 of this ordinance;
16 2. Failure to notify Planning Department when the Responsible
17 Operator or Local Contact Person's contact information changes;
18 3. Violation of the maximum occupancy, noise, or any other
19 requirements as set forth in this ordinance;
20 4. Providing false or misleading information on any Short Term Rental
21 application, or other documentation required by this ordinance;
22 5. Advertising the property for Short Term Rental purposes without a
23 valid County-issued Short Term Rental Certificate for the property;
24 6. Completing a Booking Transaction for a Short Term Rental without
25 a valid County-issued Short Term Rental Certificate for the Short
26 Term Rental;
27 7. Completing a Booking Transaction for a Short Term Rental when the
28

1 related Short Term Rental Certificate has been expired, denied,
2 revoked or suspended by the County;

3 8. Violations of any applicable laws, codes or regulations related to
4 health and safety, which includes, but is not limited to, building,
5 safety, fire, or health;

6 9. Conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
7 conceal or maintain activities at any Short Term Rental that constitute
8 a public nuisance under applicable state or local law, or which
9 otherwise constitute a hazard to the public health, safety or general
10 welfare;

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

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

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

23 g. Violations of this ordinance shall be deemed a threat to the public health and
24 safety and an infraction. Unless otherwise stated in this section, the
25 administrative citation penalty procedures governing the imposition,
26 enforcement, collection, and administrative review of an administrative
27 citation shall be enforced as authorized in Riverside County Ordinance No.
28 725 and in accordance with California Government Code Section 53069.4.

1 The County may issue an administrative citation for any violation of this
2 ordinance, as follows:

- 3 1. \$1,300.00 for a first violation of this ordinance;
- 4 2. \$3,000.00 for a second violation of this ordinance related to the same
5 Short Term Rental within one year of the first violation; and
- 6 3. \$5,000.00 for each additional violation of this ordinance related to the
7 same Short Term Rental within one year of the first violation.

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

18 i. Enforcement of the provisions of this ordinance will be tolled for a period of
19 90 days following the Effective Date and the provisions of the prior Riverside
20 County Ordinance No. 927 shall be enforced during this period of time.

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

23 Section 13. SEVERABILITY. If any provision, clause, sentence or paragraph of this
24 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity
25 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
26 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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

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BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chair, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
_____, 2022

By: _____
SARAH K. MOORE
Deputy County Counsel

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 and assessments, including Tourism Business
5 Improvement Districts (TBIDs) and Tourism Marketing Districts (TMDs) within the unincorporated area
6 of the County of Riverside.

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

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

- 13 a. Applicant. Owner or Owner's Authorized Representative.
- 14 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
15 purposes and is legally permitted as a bedroom or loft.
- 16 c. Booking Transaction. Any reservation or payment service provided by a
17 person or entity who facilitates a Short Term Rental transaction between a
18 prospective Guest and a Short Term Rental Owner, Owner's Authorized
19 Representative, Operator, or Local Contact Person.
- 20 d. County. The County of Riverside.
- 21 e. Good Neighbor Brochure. A brochure and related materials, available from
22 the County, to be given to Guests, which includes a summary of the County's
23 regulations relating to Short Term Rentals.
- 24 f. Guest. The overnight occupants renting the Short Term Rental for a specified
25 period and the visitors of those overnight occupants.
- 26 g. Hosted Stay. A Short Term Rental which is occupied by the Owner for the
27 duration of the rental to a Responsible Guest(s).
- 28 h. Hosting Platform. A person or entity that participates in the Short Term

1 Rental business by collecting or receiving a fee or other compensation,
2 directly or indirectly through an agent or intermediary, when conducting a
3 Booking Transaction for a Short Term Rental using any medium of
4 facilitation, including, but not limited to, the Internet.

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

11 j. Noise Monitor. A sound level meter meeting the standards of the American
12 National Standards Specifications for Sound Level Meters or another
13 acoustical or decibel measurement device with similar capabilities and
14 features that does not have a camera, record conversations, nor store any
15 personal data.

16 k. Operator. The Owner or the Owner's Authorized Representative who offers
17 or provides the Short Term Rental.

18 l. Owner. The person or entity that holds legal or equitable title to the Short
19 Term Rental.

20 m. Owner's Authorized Representative. The individual(s) identified in writing
21 by the Owner to act on behalf of the Owner with respect to the Short Term
22 Rental. Owner may delegate certain duties of the Owner's Authorized
23 Representative to more than one party.

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

- 1 o. Responsible Operator. Any Operator who is responsible for the Short Term
2 Rental, which includes the Owner(s), Owner's Authorized Representative(s),
3 Operator(s), and Local Contact Person(s).
- 4 p. Responsible Persons. The persons responsible for compliance with the
5 provisions of this ordinance, include the following:
- 6 1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years
7 of age;
- 8 2. Local Contact Person(s) of the Short Term Rental;
- 9 3. Owner(s) of the Short Term Rental;
- 10 4. Owner's Authorized Representative(s) of the Short Term Rental; or
- 11 5. Operator(s) of the Short Term Rental.
- 12 q. Short Term Rental. A legal privately owned residential dwelling, including,
13 but not limited to, a one family detached dwelling or multiple family attached
14 dwelling, apartment house, condominium, cooperative apartment, duplex,
15 mobile home on permanent foundations or a manufactured home on
16 permanent foundations, or any portion of such dwellings, including the
17 property or yard appurtenant thereto, which is rented for occupancy for
18 dwelling, lodging, or sleeping purposes for any period less than thirty (30)
19 consecutive calendar days total but not less than two (2) consecutive days and
20 one (1) night. Portions of calendar days are counted as full days. A Short
21 Term Rental shall exclude all properties which have been subdivided
22 pursuant to California Government Code sections 65852.21 or 66411.7 (also
23 known as "Senate Bill 9" or "SB 9") or properties or dwellings subject to
24 conditions of approval, legal deed restrictions or other legal requirements
25 prohibiting this type of rental or occupancy.
- 26 r. Short Term Rental Certificate. A certificate that allows the use of a privately
27 owned residential dwelling as a Short Term Rental pursuant to this ordinance.
- 28 s. Short Term Rental Program Manager. The certified manager who is retained

1 by the County and is responsible for assisting with administering the
2 County's Short Term Rental program.

3 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined
4 in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
5 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
6 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
7 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
8 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
9 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
10 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or
11 other facility in which human beings are detained and housed under legal restraint; any housing owned or
12 controlled by an educational institution and used exclusively to house students, faculty or other employees
13 with or without their families, any fraternity or sorority house or similar facility occupied exclusively by
14 students and employees of such educational institutions and officially recognized and approved by it; any
15 housing operated or used exclusively for religious, charitable or educational purposes; any housing owned
16 by a governmental agency and used to house its employees or for governmental purposes; any camp as
17 defined in the Labor Code; and any employee housing or other housing furnished by an employer
18 exclusively for employees or employees and their families; single room occupancy units; and any accessory
19 dwelling unit, junior accessory dwelling unit, second unit, guest quarter, multiple owner group (MOG) unit,
20 or ranchet unit (Ranchet).

21 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 22 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant
23 to this ordinance from the Planning Department before renting or advertising
24 for rent any Short Term Rental.
- 25 b. It is unlawful for any person to advertise, maintain, operate or use a Short
26 Term Rental in the unincorporated area of Riverside County without a Short
27 Term Rental Certificate, or in violation of the terms and conditions of the
28 Certificate. Short Term Rental Certificates shall be renewed annually, and

1 separate Short Term Rental Certificates are required for each Short Term
2 Rental.

- 3 c. The County will use reasonable efforts to coordinate with Hosting Platforms
4 to ensure that a dwelling has been issued a Short Term Rental Certificate by
5 the County before it can be listed for rent on the Hosting Platform.

6 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND
7 APPLICATION.

- 8 a. Initial Application. A Responsible Operator shall submit to the Planning
9 Department or its designee a Short Term Rental Certificate initial application
10 provided by the County and initial registration fee, in accordance with
11 Riverside County Ordinance No. 671. The Planning Department or its
12 designee shall approve an initial application for a Short Term Rental
13 Certificate only if all of the following is met:

- 14 1. The application submitted is complete and includes written
15 authorization from Owner or Owner's Authorized Representative
16 granting permission to obtain a Short Term Rental Certificate for the
17 property;
- 18 2. The initial registration fee is paid, in full in accordance with Riverside
19 County Ordinance No. 671;
- 20 3. The Short Term Rental property has no active or pending Code
21 Enforcement actions;
- 22 4. The Applicant declares the Short Term Rental is legally permitted and
23 any other buildings, structures, grading, or other improvements to the
24 property are legally permitted;
- 25 5. The Applicant declares Short Term Rental meets the requirements of
26 a Short Term Rental, pursuant to Section 4 of this ordinance;
- 27 6. The Applicant declares Short Term Rental meets the applicability
28 requirements, pursuant to Section 5 of this ordinance;

7. The Applicant declares 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;
8. The County determines the maximum number of occupants for the Short Term Rental. The occupancy limit of a Short Term Rental shall be determined by the County in compliance with the requirements of the California Building Standards Code at the time the Short Term Rental Certificate is issued, revised or renewed;
9. The Applicant identifies all Responsible Operators for the Short Term Rental;
10. The Applicant agrees to comply with all requirements of this ordinance;
11. 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 submits, on a form provided by the County, permission from the HOA allowing the Short Term Rental at the property;
12. Within 30 days of the County's receipt of an initial application, the County is 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. 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,
13. The County has not permanently revoked the Short Term Rental Certificate, pursuant to Section 11 of this ordinance.

b. A Short Term Rental Certificate shall be valid for one year from the date of

1 issuance.

2 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on
3 an annual basis based on the anniversary of the original Short Term Rental
4 Certificate issuance by submitting to the Planning Department or its designee
5 a request for renewal and a renewal fee, in accordance with Riverside County
6 Ordinance No. 671. The Planning Department or its designee shall approve
7 a renewal of a Short Term Rental Certificate only if all of the following is
8 met:

- 9 1. The renewal fee is paid in full, in accordance with Riverside County
10 Ordinance No. 671;
- 11 2. The Applicant provides information concerning any changes to the
12 initial application or prior renewal for the Short Term Rental
13 Certificate;
- 14 3. The Applicant declares the Short Term Rental property is in
15 compliance with all provisions of this ordinance and all other
16 applicable laws;
- 17 4. If the Short Term Rental property is subject to Covenants, Conditions,
18 and Restrictions (CC&Rs) or other guidelines of a homeowner's
19 association or condominium association (HOA), the Applicant
20 submits, on a form provided by the County, permission from the HOA
21 allowing the Short Term Rental at the property;
- 22 5. For Short Term Rental properties that have been the subject of a
23 Notice of Violation within the past twelve (12) months, within 30
24 days of the County's receipt of the renewal fee, the County is
25 authorized to verify the Short Term Rental has the required sign,
26 adequate on-site parking, and working Noise Monitor system,
27 pursuant to Sections 8 and 11 of this ordinance. A Responsible
28 Operator shall be available at the intended Short Term Rental property

1 within sixty (60) minutes of the County's request for an inspection;
2 and,

3 6. The County has not permanently revoked the Short Term Rental
4 Certificate, pursuant to Section 11 of this ordinance.

5 d. In the event that a Short Term Rental Certificate has been expired for 90 days
6 or more, a new initial application and initial registration fee, in accordance
7 with Riverside County Ordinance No. 671 is required.

8 e. Short Term Rental Certificates do not run with the land. A Short Term Rental
9 Certificate shall expire automatically when the owner or responsible party for
10 the Short Term Rental or Short Term Rental property changes, and a new
11 initial application and initial registration fee, in accordance with Riverside
12 County Ordinance No. 671, will be required.

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

16 g. Any declaration made by the Applicant as part of the Short Term Rental
17 Certificate initial application or renewal process is subject to further review
18 and/or investigation for confirmation by the Planning Department or its
19 designee. The Applicant may also be required to submit records
20 demonstrating compliance with this Section, upon request by the Planning
21 Department or its designee. Any material misstatement or omission in a
22 Short Term Rental Certificate initial application or renewal is grounds for
23 denial or revocation of a Short Term Rental Certificate.

24 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

25 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet,
26 suffer, conceal, maintain, or advertise any Short Term Rental activity that
27 does not comply with the provisions of this ordinance.

28 b. The Responsible Operator shall ensure that the Short Term Rental is used in

1 a manner that complies with this ordinance and all applicable laws, rules and
2 regulations pertaining to the use and occupancy of a Short Term Rental.

3 c. The Short Term Rental shall not be used for a temporary event, as defined in
4 Riverside County Ordinance No. 348, unless a temporary event permit has
5 been obtained by the Responsible Operator.

6 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
7 consecutive calendar days total but not less than two (2) consecutive days and
8 one (1) night, which includes counting portions of calendar days as full days.

9 e. A Responsible Operator shall only enter into or ensure the Hosting Platform
10 only enters into one Booking Transaction to rent the Short Term Rental to
11 one Responsible Guest for a specified period of time, unless the Responsible
12 Operator is operating a Hosted Stay. A Responsible Operator may enter into
13 or allow a Hosting Platform to enter into multiple Booking Transactions to
14 rent the Short Term Rental for a Hosted Stay, provided that the number of
15 rooms rented does not exceed five (5) and the occupancy of the Short Term
16 Rental does not exceed the limits described by the Short Term Rental
17 Certificate and this ordinance.

18 f. If a lot contains multiple one family dwellings, only one Short Term Rental
19 Certificate may be issued for that lot. In this event, the multiple one family
20 dwellings shall be rented together to a Responsible Guest as one Short Term
21 Rental. Multiple one family dwellings on a lot does not increase the
22 maximum occupancy of the Short Term Rental as defined in this ordinance.

23 g. Occupancy shall be determined as follows:

24 1. Unless further limited by the California Building Standards Code, a
25 Responsible Operator shall limit the maximum number of occupants
26 of a Short Term Rental to the lesser of: two (2) persons per Bedroom
27 plus an additional one (1) person in the Short Term Rental or ten (10)
28 persons total. Responsible Operators may increase the maximum

1 occupancy of a Short Term Rental to up to sixteen (16) persons total
2 by submitting an application to the Building and Safety Department
3 and complying with all applicable requirements in the California
4 Building Standards Code; or

- 5 2. Unless further limited by the California Building Standards Code, for
6 Short Term Rentals which have at least five (5) Bedrooms and are
7 located on a property of at least five (5) acres, a Responsible Operator
8 shall limit the maximum number of occupants of a Short Term Rental
9 to sixteen (16) persons total, by submitting an application to the
10 Building and Safety Department and complying with all applicable
11 requirements in the California Building Standards Code.

12 h. A Responsible Operator shall provide adequate on-site parking spaces to
13 accommodate the maximum number of occupants approved with the Short
14 Term Rental Certificate. One on-site parking space is required for every four
15 occupants allowed by the Short Term Rental Certificate. On-site parking
16 spaces shall be located within an approved driveway, garage, and/or carport
17 area. Off-site parking is not permitted for Short Term Rentals.

18 i. A Short Term Rental shall not change the residential character of the outside
19 appearance of the residence including color, material, lighting or any
20 advertising mechanism, except for the required exterior onsite Short Term
21 Rental sign.

22 j. A Responsible Operator shall install and maintain in continuous operation a
23 Noise Monitor within the interior and exterior of the Short Term Rental to
24 ensure compliance with Riverside County Ordinance No. 847.

25 k. Guests or other occupants of the Short Term Rental shall comply with
26 Riverside County Ordinance No. 847, including quiet hours between the
27 hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related
28 to loud or unruly parties, gatherings or other similar events. The Responsible

1 Operator shall use reasonably prudent business practices to ensure that the
2 Guests or other occupants of the Short Term Rental comply with Riverside
3 County Ordinance Nos. 847 and 924 and shall ensure that the requirement for
4 compliance with Riverside County Ordinance Nos. 847 and 924 including
5 the designated quiet hours, are included in the rental agreements for Short
6 Term Rentals and in all Short Term Rental advertisements.

7 l. Guests or other occupants of the Short Term Rental shall comply with
8 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
9 including light trespass. The Responsible Operator shall ensure that the
10 requirement for compliance with Riverside County Ordinance No. 915 is
11 included in all rental agreements for the Short Term Rental and in all Short
12 Term Rental advertisements.

13 m. Outdoor amplified sound, generally defined as any sound that is increased by
14 any amplified equipment or sound that is electronically enhanced, must
15 comply with the provisions of Riverside County Ordinance No. 847.

16 n. Outdoor fire areas, when not prohibited by state or local fire bans,
17 regulations, rules or guidelines, shall be located on a non-combustible
18 surface, covered by a fire screen, and extinguished as soon as it is no longer
19 in use or by 10:00 p.m., whichever is earlier.

20 o. Each Short Term Rental shall have a Responsible Operator readily available
21 to handle any questions or complaints during all Short Term Rental activities.
22 Any change to the contact information for a Responsible Operator of a Short
23 Term Rental shall immediately be provided in writing to the Planning
24 Department, to neighboring properties within three hundred feet of the Short
25 Term Rental, and on any postings required by this ordinance.

26 p. Short Term Rentals shall not be allowed in private residential dwelling units
27 that violate any applicable health or safety laws, rules or regulations,
28 including, but not limited to, building, safety, fire or health, or in tents,

1 recreational vehicles, treehouses, yurts, non-habitable structures, or other
2 structures not intended for permanent residential occupancy.

3 q. The Responsible Operator shall identify or cause to be identified the number
4 of onsite parking spaces provided and the maximum occupancy of the Short
5 Term Rental in any Short Term Rental agreement and in any related
6 advertisements.

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

11 s. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
12 comply with or ensure the Hosting Platform(s) complies with, Riverside
13 County Ordinance No. 495, the Uniform Transient Occupancy Tax
14 Ordinance and any applicable assessments, including TBIDs and TMDs. The
15 Responsible Operator(s) shall include or ensure the Hosting Platform(s)
16 includes the transient occupancy tax registration certificate number on all
17 Short Term Rental agreements and in any related advertisements.

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

- 21 1. Responsible Operator name and number;
- 22 2. Local Contact Person name and number;
- 23 3. The telephone number for the Sheriff's Department, Short Term
24 Rental Manager, and the Code Enforcement Department, including
25 the 24-hour Code Enforcement Department telephone number;
- 26 4. The website information for Rivco Ready, in the event of an
27 emergency;
- 28 5. Evacuation plan for the Short Term Rental showing emergency fire

1 extinguisher locations and interior pedestrian and exterior vehicular
2 exit routes;

3 6. The maximum number and precise location of onsite parking spaces;

4 7. A copy of the Short Term Rental Operational Requirements described
5 in Section 8 of this ordinance;

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

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

8 10. A copy of the Good Neighbor Brochure; and

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

12 u. The Responsible Operator shall post one (1) identification sign, not to exceed
13 two (2) square feet in area at the Short Term Rental. Any other advertising
14 signs promoting or identifying the Short Term Rental or otherwise shall only
15 be permitted as otherwise authorized under Riverside County Ordinance No.
16 348. The required identification sign shall be posted onsite at the Short Term
17 Rental in a location that is clearly visible from the street, and shall clearly
18 state the following information in lettering of sufficient size to be easily read:

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

20 2. The name of the Responsible Operator and a telephone number at
21 which the Responsible Operator may be reached on a 24-hour basis;

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

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

26 v. While a Short Term Rental is rented, the Responsible Operator shall be
27 available twenty-four hours per day, seven days a week, for the purpose of
28 responding to complaints regarding the condition or operation of the Short

1 Term Rental or Guests' conduct at the Short Term Rental in accordance with
2 Section 10 of this ordinance.

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

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

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

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

hauler.

z. Snow Removal.

1. Snow removed from private driveways and parking lots of a Short Term Rental may not be dumped, deposited or placed or pushed into a street or other public right-of-way, except to the extent that such activity shall not increase the depth of snow on the street or right-of-way by over three inches at any point within the right-of-way.
2. Snow removed from the Short Term Rental may not be piled to block or cover a fire hydrant, standpipe or other water delivery service for fire protection.

- aa. The Responsible Operator shall include or ensure the Hosting Platform includes the current Short Term Rental Certificate number on or in any advertisement appearing in any newspaper, magazine, brochure or internet website that promotes the availability of the Short Term Rental.

Section 9. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS. The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies 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." The Responsible Operator(s) shall be legally responsible for the collection of all applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in accordance with Riverside County Ordinance No. 495 and any other applicable law. 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.

Section 10. NOTIFICATION AND COMPLAINTS.

- a. A Responsible Operator shall provide written notice to all property owners of properties located within 300 feet of the Short Term Rental's property line or cover at least twenty (20) surrounding properties, whichever is greater, that

1 a Short Term Rental Certificate was obtained for the Short Term Rental
2 within ten (10) days of approval of a Short Term Rental Certificate. Such
3 notification shall also include the Responsible Operator's contact
4 information. In the event of a change in the provided contact information,
5 new notification with the updated information shall be provided in the same
6 manner. All notification costs shall be borne by the Responsible Operator.

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

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

1 d. For complaints related to the issuance of a Short Term Rental Certificate and
2 compliance with this ordinance should be directed to the Planning
3 Department.

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

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

9 a. Initial Inspections.

10 1. Initial Application. Prior to the County issuing a Short Term Rental
11 Certificate, the County is authorized to conduct an initial inspection
12 of the intended Short Term Rental property within 30 days of the
13 County's receipt of a Short Term Rental initial application and the
14 accompanying initial registration fee. A Responsible Operator shall
15 be available at the intended Short Term Rental property within sixty
16 (60) minutes of the County's request for this inspection.

17 2. Renewal. For Short Term Rental properties that have been the subject
18 of a Notice of Violation within the past twelve (12) months, prior to
19 the County renewing the related Short Term Rental Certificate, the
20 County is authorized to conduct an inspection of the Short Term
21 Rental property within 30 days of the County's receipt of the
22 accompanying renewal fee. A Responsible Operator shall be
23 available at the intended Short Term Rental property within sixty (60)
24 minutes of the County's request for this inspection.

25 3. Inspection. For inspections pursuant to this section, the County is
26 authorized to verify the Short Term Rental contains all of the
27 following required by this ordinance: the exterior sign, adequate on-
28

1 site parking for the maximum number of occupants allowed in the
2 Short Term Rental, and a working Noise Monitor system.

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

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

- 9 1. Failure of a Responsible Operator to take action to respond to a
10 complaint pursuant to Section 10 of this ordinance;
- 11 2. Failure to notify Planning Department when the Responsible
12 Operator or Local Contact Person's contact information changes;
- 13 3. Violation of the maximum occupancy, noise, or any other
14 requirements as set forth in this ordinance;
- 15 4. Providing false or misleading information on any Short Term Rental
16 application, or other documentation required by this ordinance;
- 17 5. Advertising the property for Short Term Rental purposes without a
18 valid County-issued Short Term Rental Certificate for the property;
- 19 6. Completing a Booking Transaction for a Short Term Rental without
20 a valid County-issued Short Term Rental Certificate for the Short
21 Term Rental;
- 22 7. Completing a Booking Transaction for a Short Term Rental when the
23 related Short Term Rental Certificate has been expired, denied,
24 revoked or suspended by the County;
- 25 8. Violations of any applicable laws, codes or regulations related to
26 health and safety, which includes, but is not limited to, building,
27 safety, fire, or health;
- 28

1 9. Conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
2 conceal or maintain activities at any Short Term Rental that constitute
3 a public nuisance under applicable state or local law, or which
4 otherwise constitute a hazard to the public health, safety or general
5 welfare;

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

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

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

18 g. Violations of this ordinance shall be deemed a threat to the public health and
19 safety and an infraction. Unless otherwise stated in this section, the
20 administrative citation penalty procedures governing the imposition,
21 enforcement, collection, and administrative review of an administrative
22 citation shall be enforced as authorized in Riverside County Ordinance No.
23 725 and in accordance with California Government Code Section 53069.4.
24 The County may issue an administrative citation for any violation of this
25 ordinance, as follows:

- 26 1. \$1,300.00 for a first violation of this ordinance;
27 2. \$3,000.00 for a second violation of this ordinance related to the same
28 Short Term Rental within one year of the first violation; and

1 3. \$5,000.00 for each additional violation of this ordinance related to the
2 same Short Term Rental within one year of the first violation.

3 h. After an administrative hearing has been held in accordance with Riverside
4 County Ordinance No. 725 and a finding has been made that any Guest or
5 Responsible Operator has violated the provisions of this ordinance or any
6 other Riverside County Ordinance related to a Short Term Rental, the County
7 may suspend or revoke the related Short Term Rental Certificate. After an
8 administrative hearing has been held and a third finding has been made of a
9 violation within a twelve (12) month period for the same Short Term Rental,
10 the related Short Term Rental Certificate shall be permanently revoked until
11 ownership of the Short Term Rental property changes.

12 i. Enforcement of the provisions of this ordinance will be tolled for a period of
13 90 days following the Effective Date and the provisions of the prior Riverside
14 County Ordinance No. 927 shall be enforced during this period of time.

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

17 Section 13. SEVERABILITY. If any provision, clause, sentence, or paragraph of this
18 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity
19 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
20 or application, and to this end, the provisions of this ordinance are hereby declared to be severable."

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

3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chair, Board of Supervisors

7 ATTEST:
8 CLERK OF THE BOARD:

9 By: _____
10 Deputy

11 (SEAL)

12
13 APPROVED AS TO FORM
14 _____, 2022

15
16 By: _____
17 SARAH K. MOORE
18 Deputy County Counsel

ORDINANCE NO. 671.22
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 671
ESTABLISHING CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS

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

Section 1. Section 13.2 is added to Ordinance No. 671 to read as follows:

SECTION 13.2 - ORDINANCE NO. 927	
The fees for Ordinance No. 927, relating to the registration fee and annual renewal fee of Short Term Rentals, shall be paid to the Planning Director and deposited into the General Fund, and shall be as follows:	
1. Short Term Rental Registration Fee	740
2. Short Term Rental Renewal Registration Fee	540

Section 2. EFFECTIVE DATE. This ordinance shall take effect sixty (60) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER,
CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM:
_____, 2022

By: _____
Sarah K. Moore
Deputy County Counsel

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.23
(ID # 12006)

MEETING DATE:

Tuesday, February 25, 2020



FROM : SUPERVISOR KEVIN JEFFRIES AND SUPERVISOR CHUCK WASHINGTON :

SUBJECT: SUPERVISORS KEVIN JEFFRIES and CHUCK WASHINGTON: Initiation of Ordinance Amendments for the regulation of short-term rentals, to establish revised regulations that further minimize secondary community effects and to update enforcement and registration strategies. [All Districts] [\$9,000 total cost allocated budgeted General Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating preparation of amendments to Ordinance Nos. 927, 348 and 725, as well as possible additional amendments to other existing County Ordinances to establish revised regulations that further minimize secondary community effects and to update enforcement and registration strategies.
2. Direct the TLMA - Planning Department and County Counsel to prepare and process the amendments.

ACTION:Policy

 
Supervisor Kevin Jeffries, Supervisor 1st District 2/20/2020 Supervisor Chuck Washington, Supervisor 3rd District 2/20/2020

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$9,000	N/A	\$9,000	N/A
NET COUNTY COST	\$9,000	0	\$9,000	\$
SOURCE OF FUNDS: Department allocation of general fund -100%			Budget Adjustment:	None
			For Fiscal Year:	19/20

BACKGROUND:

Summary

The use of residential properties as short-term rentals is growing in popularity throughout the unincorporated area. With that growth, we are hearing increasing concerns from neighboring residents about the impacts that they create. Often short-term rentals are being used to host large-scale events (such as weddings, receptions, parties, etc.), creating local impacts to surrounding neighborhoods. These impacts include traffic, noise, parking, lack of clean-up, etc.

Short-term rentals are allowed under Ordinance No. 927 subject to requirements, as described therein. These requirements, in general are:

- To obtain a Short-Term Rental Certificate, which may be renewed annually;
- Absent requirements for a maximum number of guests or guestrooms;
- A minimum stay for requirement for short-term rental shall be for not less than two days and one night;
- Parking shall remain entirely on-site, guest on-street parking is essentially not allowed, except within the Village Tourist Policy Area of Idyllwild/Pine Cove;
- Guests are to abide by Ordinance No. 847, the County's Noise Ordinance;
- Posting requirements for guests;
- Provision of a local contact person;
- To comply with Ordinance No. 495, the uniform transient Occupancy Tax Ordinance; and
- Notification requirements.

Short-term rentals are currently allowed in all zones throughout the County that allow one-family dwellings or multiple family dwellings, unless a deed restriction exists on the property. This potentially causes conflicts within the surrounding residential neighborhood. Often the complaints received stem from these short-term rentals are being utilized for unpermitted Temporary Events, particularly in rural areas that do not have the infrastructure to support large events. Each area of the County is unique in nature, but impacts on communities are generally similar and can create significant impacts on surrounding neighbors which can be difficult for County enforcement. Therefore, expectations of short-term rental registrants should be clarified in Ordinance No. 927.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Growth in the short-term rental market is being increasingly driven by travelers opting to stay in private residences while on vacation or even business. Short term rental rates rival hotel rates, with all of the conveniences of home. Ordinance No. 927 was last updated in 2016. At that time the impacts were particularly seen in the unincorporated County areas of the 4th District around cities such as, of Palm Springs, Rancho Mirage and Indian Wells and the 3rd District areas of Wine Country and Idyllwild. Now, just four years later, the County has seen the short-term rental industry growing exponentially county-wide. This is particularly of concern in those more remote areas that do not have the benefit of proper infrastructure, such as wide roads and secondary access for emergencies.

There is a need to amend this ordinance to respond to this growing issue. As part of this update, staff should be address, in greater detail:

- Requirements such as:
 - o Noticing;
 - o Tracking/accounting;
 - o Identifying the appropriate responsible party;
 - o Advertising;
 - o Special requirements for events;
 - o Parking;
 - o Appropriate zones or areas excluded;
 - o Appropriate numbers of occupants.

Impact on Citizens and Businesses

The requirements and expectations of short term rental owners will be better defined for them as well as for surrounding neighbors through appropriate detailed requirements.

Additional Fiscal Information

This County initiated Zoning Ordinance amendment can be funded by the department's General Fund allocation. No new General Fund is requested for this project.

Contract History and Price Reasonableness

Not applicable, this work is being done by Planning and County Counsel staff.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
3.1
(ID # 18979)
MEETING DATE:
Wednesday, May 18, 2022

SUBJECT: CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 is an amendment to County Ordinance No. 927 (Short Term Rentals) and Ordinance No. 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. All Districts. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 2100000 (Ordinance Nos. 927.1 and 671.22)
Environmental Type:	Exemption
Area Plan No.	N/A
Zoning Area/District:	N/A
Supervisory District:	All Districts
Project Planner:	John Hildebrand
Project APN(s):	County-wide
Continued From:	4/20/2022

 John Hildebrand, Planning Director	5/10/2022
 Aaron Gettis, Deputy County Counsel	5/10/2022

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2100000 is an amendment to County's Ordinance Nos. 927 (Short Term Rentals) and 671 (Consolidated Fees for Land Use). The Ordinance No. 927 amendment is comprehensive and include updates to definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. The Ordinance No. 671 amendment includes amended registration and annual renewal fees for Short Term Rentals. These changes apply to the unincorporated areas of Riverside County.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF
SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

- 1) **FIND** that Ordinance Nos. 927.1 and 671.22 are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15273, based on the findings and conclusions incorporated in the staff report; and,
- 2) **APPROVE CHANGE OF ZONE NO. 2100000**, an amendment to **Ordinance No. 927 (Short Term Rentals)**, which is a comprehensive update to definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals, and an amendment to **Ordinance No. 671 (Consolidated Fees for Land Use)**, which includes the Short Term Rental fees and increases the initial Short Term Rental application fee to \$740.00 and the annual renewal fee to \$540.00, based on the findings and conclusions incorporated in the staff report.

PROJECT BACKGROUND AND ANALYSIS

Change of Zone No. 2100000 is a comprehensive amendment to Ordinance No. 927, Regulating Short Term Rentals, and Ordinance No. 671, Establishing Consolidated Fees For Land Use and Related Functions. However no actual Change of Zone is associated with the ordinance updates. The Change of Zone number was generated to provide Planning with a global project number.

Background and History:

This project is a comprehensive amendment to Ordinance No. 927 (Short Term Rentals). The project was first heard during the April 20, 2022 Planning Commission where significant public testimony was taken and considered. The Planning Commission continued this project to the May 18, 2022 hearing and directed staff to make the changes summarized below. For a full background and history of this Ordinance, refer to the April 20, 2022 Planning Commission staff report.

Major Changes to Ordinance No. 927 from 4/20/2022 Planning Commission:

- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS d. Occupancy:**
 - "The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days total but not less than three (3) consecutive days and two (2) nights, which includes counting portions of calendar days as full days."
 - **CHANGE:** This has been changed back to a minimum one (1) night, two (2) consecutive days stay.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- “Unless further limited by the California Building Standards Code, a Responsible Operator shall limit the maximum number of occupants of a Short Term Rental to the lesser of: two (2) persons per Bedroom plus an additional one (1) person in the Short Term Rental or ten (10) persons total. Responsible Operators may increase the maximum occupancy of a Short Term Rental to up to sixteen (16) persons total by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California Building Standards Code.”
 - **CHANGE:** No change to the minimum occupancy, but the following additional provision has been added for when the property is at least five acres in size:
 - “Unless further limited by the California Building Standards Code, for Short Term Rentals which have at least five (5) Bedrooms and are located on a property of at least five (5) acres, a Responsible Operator shall limit the maximum number of occupants of a Short Term Rental to sixteen (16) persons total, by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California Building Standards Code.”
- **Section 4. DEFINITIONS o. 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 three (3) consecutive days and two (2) nights. Portions of calendar days are counted as full days.”
 - a. **CHANGE:** This definition has been updated to reflect the minimum night stay change to one (1) night, two (2) days and added the following provision to restrict its use as an STR, if subdivided or built under SB9:
 - b. “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.”
- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS h. Parking:** “A Responsible Operator shall provide adequate on-site parking spaces to accommodate the maximum number of occupants approved with the Short Term Rental Certificate. Off-site parking is not permitted for Short Term Rentals.”

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- a. **CHANGE**: Specific parking requirements have been added to describe what "adequate parking" means:
 - b. One on-site parking space is required for every four occupants allowed by the Short Term Rental Certificate. On-site parking spaces shall be located within an approved driveway, garage, and/or carport area.
- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS j. Noise Monitors**: "A Responsible Operator shall install and maintain in continuous operation a Noise Monitor to ensure the Short Term Rental remains in compliance with Riverside County Ordinance No. 847." Section 4.h. defines "Noise Monitors" as "A sound level meter meeting the standards of the American National Standards Specifications for Sound Level Meters or another acoustical or decibel measurement device with similar capabilities and features that does not have a camera, record conversations, nor store any personal data."
 - **CHANGE**: clarification to noise monitors has been added which now requires a monitor to be located both inside and outside the house.
- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS u. Signs**: "The Responsible Operator 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:"
 - **CHANGE**: Onsite exterior signage is required to be placed at a readily visible location. Signage information is to include the STR certificate number, name and number of the responsible operator, max number of occupants allowed under the STR, and Code Enforcement's 24/7 call center number.
- **Section 10. NOTIFICATION AND COMPLAINTS**: "Responsible Operator shall provide written notice to all property owners of properties located within 300 feet of the Short Term Rental's property line or cover at least twenty (20) surrounding properties, whichever is greater, that a Short Term Rental Certificate was obtained for the Short Term Rental within ten (10) days of approval of a Short Term Rental Certificate..."
 - **CHANGE**: A minimum of at least 20 surrounding property owners are required to be noticed of a new STR. An increasingly larger radius will be created until the minimum is met.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- **Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND APPLICATION:** Subsection a and c now specifically state the requirements for eligibility of a STR to obtain certification and maintain certification through the annual renewal process.

Short Term Rental Limits / Density Restrictions:

Establishing a maximum number of allowable Short Term Rental certificates, within a specified region, was discussed during the 4/20/22 Planning Commission. Setting a limit on the number of Short Term Rental certificates will require further discussion, direction from the Planning Commission, and outreach to the STR industry and communities who may be affected by a limit. Considerations for establishing a limit involve deciding which communities should have limits and how large of a boundary should be created – who is included in the boundary? Additional considerations include how to create a limit and based upon what criteria – such as population, dwelling units, percentages, and who is the source of authority for this information? Also, what will be the process for managing new STR certificates, when located within an overconcentrated area – lottery, list, first come? These are the critical issues that need additional discussion before implementation.

Given the complexity of this issue and to ensure that a fair and equitable approach to limiting Short Term Rentals is considered and implemented, it is staff's recommendation that this approval process be broken into two phases. Phase one is to move forward with the STR Ordinance overhaul as written and based upon any further Planning Commission recommendations, so that Code Enforcement obtains the tools necessary to adequately manage the program. Phase two will include ongoing discussions / workshops to further discuss in detail, how to appropriately establish limitations. As a starting point, staff will bring back a proposed framework and discuss at an upcoming Planning Commission as a workshop item.

Ordinance No. 671.22:

In addition to the changes proposed under Ordinance 927.1, Ordinance No. 671.22 proposes to amend the initial STR application fees and annual renewal fees. The initial STR application fee is increasing from **\$250.00** to **\$740.00**, and the annual renewal fee is increasing from **\$100.00** to **\$540.00**. A nexus study has been prepared and shows the need for these fee increases, to support the ongoing administration and enforcement efforts of the program.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

While a large number of changes are proposed in Ordinance No. 927.1, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.1 or Ordinance No. 927.1 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (*Union of Medical Marijuana Patients, Inc. v. City of Upland* (2016) 245 Cal.App.4th 1265, 1273.) The applicability section and some of the operational requirements merely incorporates existing law. In addition, organizational or

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Second, Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.1 is a comprehensive amendment updating and clarifying provisions related to registration and certificates, noise, host education and platforms, and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.1 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

Third, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.22 amends the County's Ordinance No. 671 relating to establishing consolidated fees for land use and related functions. The amendment adds Short Term Rental application fees and renewal fees to Ordinance No. 671 and increases the Short Term Rental application fee to \$740 and the renewal fee to \$540. The increase in the application fee and renewal fee meets the requirements of this exemption because the fees are increased for the purpose of meeting actual County operating expenses. The application fee shall cover the following: property research time, field inspection of the property, in-person meeting with a responsible party or property manager, and documentation/report/permit issuance/denial of the application. The application fee also includes internal staffing costs plus a 4% annual increase and a 24-hour hotline cost to receive complaints on STR permittees. The renewal fee shall cover the following: administrative review of the documentation for the permitted use or compliance review which is more labor intensive and includes a more detailed investigation of the history of STR compliance at the property. A nexus study was prepared for the increase in both the application fee and renewal fee and is included with the staff report.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

A public hearing notice for this ordinance amendment was included in a publication of the Press Enterprise and Desert Sun newspapers, for the April 20, 2022 Planning Commission.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 18849)

MEETING DATE:

Wednesday, April 20, 2022

SUBJECT: CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 is an amendment to County Ordinance Nos. 927 (Short Term Rentals) and 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

PROPOSED PROJECT

Case Number(s): Change of Zone No. 2100000
(Ordinance No. 927)

Environmental Type: Exemption

Area Plan No. N/A

Zoning Area/District: N/A

Supervisory District: All Districts

Project Planner: John Hildebrand

Project APN(s): County-wide

Continued From:


John Hildebrand, Planning Director 4/14/2022

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2100000 is an amendment to County's Ordinance Nos. 927 (Short Term Rentals) and 671 (Consolidated Fees for Land Use). The Ordinance No. 927 amendment is comprehensive and include updates to definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. The Ordinance No. 671 amendment includes amended registration and annual renewal fees for Short Term Rentals. These changes apply to the unincorporated areas of Riverside County.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF
SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

- 1) **FIND** that Ordinance Nos. 927.1 and 671.22 are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15273, based on the findings and conclusions incorporated in the staff report; and,
- 2) **APPROVE CHANGE OF ZONE NO. 2100000**, an amendment to **Ordinance No. 927 (Short Term Rentals)**, which is a comprehensive update to definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals, and an amendment to **Ordinance No. 671 (Consolidated Fees for Land Use)**, which includes the Short Term Rental fees and increases the initial Short Term Rental application fee to \$740.00 and the annual renewal fee to \$540.00, based on the findings and conclusions incorporated in the staff report.

PROJECT BACKGROUND AND ANALYSIS

Change of Zone No. 2100000 is a comprehensive amendment to Ordinance No. 927, Regulating Short Term Rentals, and Ordinance No. 671, Establishing Consolidated Fees For Land Use and Related Functions. However, no actual Change of Zone is associated with the ordinance updates. The Change of Zone number was generated to provide Planning with a global project number for tracking purposes. At time of noticing, Ordinance No. 725 (Penalties and Violations) was being considered to include amended provisions related to Short Term Rental enforcement. At this time, no changes are proposed to Ordinance No. 725 and as result, no recommendation to amend Ordinance No. 725 is being requested in conjunction with these actions.

Background and History:

In January 2016, the Riverside County Board of Supervisor's adopted the initial version of the Short Term Rental Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the industry and to support a homeowner's business opportunity to utilize their residence for transient occupancy. Resulting from a continued rapid growth within this industry and challenges related to certification, operation, and enforcement of Short Term Rentals, the Riverside County Board of Supervisors (BOS) directed staff to update Ordinance No. 927. At the February 25, 2020 BOS meeting, the BOS adopted an order, authored by Supervisor's Kevin Jeffries and Chuck Washington, initiating a comprehensive amendment to Ordinance No. 927 and any other ordinances to establish revised regulations that further minimize secondary community effects and to update enforcement and registration. The Transportation and Land Management Agency - Planning Department and Office of County Counsel were directed to prepare and process the amendment.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

During the process of revising Ordinance No. 927, the Riverside County Grand Jury initiated their own independent review of the County's Short Term Rental (STR) program. The report included a comprehensive analysis of the program management, operations, costs, enforcement, and a comparative analysis of other jurisdiction's STR programs. The final Grand Jury report dated June 7, 2021 is included with this staff report and results in a number of suggestions for updating Ordinance No. 927. Staff concurred with many of the suggestions and had already been working to revise Ordinance No. 927 and establish a greater enforcement presence.

In tandem with the Grand Jury's efforts, an Ad Hoc committee was created by Supervisor's Chuck Washington and Manuel Perez, to address the ongoing issues related to STRs, and to also solicit input from the industry, constituents, and communities impacted by STRs. Through a series of meetings, the Ad Hoc committee obtained valuable input and suggestions on how to further regulate the business and protect communities from the negative impacts of transient residential occupancy, but also provide a pathway to compliance and enable continued operations of STRs. Many of the suggestions resulting from these meetings have been incorporated in the Ordinance No. 927 amendment.

The County is implementing a holistic approach to the STR program and not simply updating Ordinance No. 927. The County recognizes that without appropriate management and enforcement, Ordinance No. 927 would not be effective and the program would not be sustainable. As a result, the County has contracted with Deckard, an industry leader in STR management. At the time of this staff report preparation, the County is working with Deckard to implement a set of new online registration tools, which makes it easy for STR operators to certify and manage their properties, as well as provides a robust reporting system for County staff. Deckard will also be implementing a thematic mapping system that geocodes STR locations County-wide, providing real-time access and location information about certified STRs. At the time of drafting this staff report, the County has approximately 925 separate STRs, which are operating with a current STR certificate, and an estimated double to triple the number of STRs, which are operating without a current STR certificate. One of Deckard's primary responsibilities will be to locate those unregistered STRs and work with the operators to obtain registration compliance and consistency with the County's ordinances. One of the biggest issues the County has heard from communities is related to enforcement. Recognizing that enforcement of Ordinance No. 927 is critical to its success, the Board of Supervisors has authorized the use of additional Code Enforcement officers for this purpose. A Special Enforcement Team (SET) is being put in place, which is comprised of dedicated Code Enforcement officers who work in the evening and weekend hours to address STR and "Party House" complaints in real-time. A 24/7 enforcement call center with a live operator will be available to take in the complaint and appropriately respond, sending either Code Enforcement or requesting Sheriff assistance, depending upon the level of severity of the complaint.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Ordinance No. 927.1:

Ordinance No. 927.1 is a comprehensive amendment to Ordinance No. 927, Regulating Short Term Rentals, which includes updates resulting from the June 7, 2021 Grand Jury Report, Ad Hoc Committee, community feedback, legal requirements, and best practices. The updates to Ordinance No. 927 are designed to create a fair and equitable balance between a homeowner's opportunity for use of their residence as a STR, while simultaneously protecting the community from the negative secondary effects of STRs.

A draft of Ordinance No. 927.1 was made available to the general public on the Planning Department website for review and comment approximately 45-days prior to the Planning Commission hearing. In the interim, staff received additional public comment, which is included in this staff report package as an attachment. Also, due to public feedback, ongoing analysis of the Ordinance No. 927, and further research of the requirements of the California Building Code (CBC), staff has further revised several provisions in the proposed Ordinance No. 927.1, which is included with this staff report as a redline / strikeout version.

Under Ordinance No. 927.1, STRs are allowed in any legally permitted 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. Additionally, some by-right housing developments, as prescribed by a variety of State Assembly and Senate Bills, also restrict certain dwelling units from becoming STRs. The Planning Department will review each intended STR for eligibility against these provisions, prior to issuing an operating STR certificate. This draft amendment to Ordinance No. 927 is comprehensive in nature and updates the following major provisions. The full Ordinance No. 927.1 with all changes, is included with this report package.

Major Ordinance No. 927 Provisions:

- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS d. Occupancy:**
 - "The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days total but not less than three (3) consecutive days and two (2) nights, which includes counting portions of calendar days as full days."
 - "Unless further limited by the California Building Standards Code, a Responsible Operator shall limit the maximum number of occupants of a Short Term Rental to the lesser of: two (2) persons per Bedroom plus an additional one (1) person in the Short Term Rental or ten (10) persons total. Responsible Operators may increase the maximum occupancy of a Short Term Rental to up to sixteen (16) persons total by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California Building Standards Code."
- **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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

residential dwelling for purposes of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: 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; and any accessory dwelling unit, junior accessory dwelling unit, second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet).

***NOTE:** The provision stating "any accessory dwelling unit, junior accessory dwelling unit, second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet)" was removed in the public review version of Ordinance No. 927.1 but had to be re-inserted because Ordinance No. 348 and State law do NOT allow accessory dwelling units (ADUs) and other residential accommodations to be used as Short Term Rentals.

- **Section 4. DEFINITIONS o. 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 three (3) consecutive days and two (2) nights. Portions of calendar days are counted as full days."
- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS h. Parking:** "A Responsible Operator shall provide adequate on-site parking spaces to accommodate the maximum number of occupants approved with the Short Term Rental Certificate. Off-site parking is not permitted for Short Term Rentals."

***NOTE:** The parking section has been amended since the draft Ordinance No. 927.1 was released for public review to simply require that all parking related to Short Term Rentals be located on-site.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS j. Noise Monitors:** "A Responsible Operator shall install and maintain in continuous operation a Noise Monitor to ensure the Short Term Rental remains in compliance with Riverside County Ordinance No. 847." Section 4.h. defines "Noise Monitors" as "A sound level meter meeting the standards of the American National Standards Specifications for Sound Level Meters or another acoustical or decibel measurement device with similar capabilities and features that does not have a camera, record conversations, nor store any personal data."
- **Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS c. Temporary Events:** "The Short Term Rental shall not be used for a temporary event, as defined in Riverside County Ordinance No. 348, unless a temporary event permit has been obtained by the Responsible Operator."
- **Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES AND PENALTIES g. Three Strikes:** "After an administrative hearing has been held in accordance with Riverside County Ordinance No. 725 and a finding has been made that any Guest, Responsible Operator, or Hosting Platform has violated the provisions of this ordinance or any other Riverside County Ordinance related to a Short Term Rental, the County may suspend or revoke the related Short Term Rental Certificate. After an administrative hearing has been held and a third finding has been made of a violation within a twelve (12) month period for the same Short Term Rental, the related Short Term Rental Certificate shall be permanently revoked until ownership of the Short Term Rental property changes."
- **Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES AND PENALTIES h. Compliance Timeframe:** "Enforcement of the provisions of this ordinance will be tolled for a period of 90 days following the Effective Date and the provisions of the prior Ordinance No. 927 shall be enforced during this period of time."

The preceding was a summary of the MAJOR changes to Ordinance No. 927. Ordinance No. 927.1, which is included with this staff report package, contains all changes to Ordinance No. 927.

Ordinance No. 671.22:

Ordinance No. 671.22 amends Ordinance No. 671 (Consolidated Fees for Land Use), to include initial STR application fees and annual renewal fees. The initial STR application fee is increasing from \$250.00 to \$740.00, and the annual renewal fee is increasing from \$100.00 to \$540.00, due to supporting the ongoing management and enforcement costs. A nexus study is included with this staff report package as justification for the fee increases.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS
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COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

While a large number of changes are proposed in Ordinance No. 927.1, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.1 or Ordinance No. 927.1 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (*Union of Medical Marijuana Patients, Inc. v. City of Upland* (2016) 245 Cal.App.4th 1265, 1273.) The applicability section and some of the operational requirements merely incorporates existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Second, Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.1 is a comprehensive amendment updating and clarifying provisions related to registration and certificates, noise, host education and platforms, and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.1 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

Third, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.22 amends the County's Ordinance No. 671 relating to establishing consolidated fees for land use and related functions. The amendment adds Short Term Rental application fees and renewal fees to Ordinance No. 671 and increases the Short Term Rental application fee to \$740 and the renewal fee to \$540. The increase in the application fee and renewal fee meets the requirements of this exemption because the fees are increased for the purpose of meeting actual County operating expenses. The application fee shall cover the following: property research time, field inspection of the property, in-person meeting with a responsible party or property manager, and documentation/report/permit issuance/denial of the application. The application fee also includes internal staffing costs plus a 4% annual increase and a 24-hour hotline cost to receive complaints on STR permittees. The

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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renewal fee shall cover the following: administrative review of the documentation for the permitted use or compliance review which is more labor intensive and includes a more detailed investigation of the history of STR compliance at the property. A nexus study was prepared for the increase in both the application fee and renewal fee and is included with the staff report.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A public hearing notice for this ordinance amendment was included in a publication of the Press Enterprise and Desert Sun newspapers.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

March 10, 2022

John Hildebrand, Planning Director
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor,
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

File No.: ZAP1062RG22
Related File No.: CZ2100000 (Zoning Ordinance Amendment)
APN: Countywide

Dear Mr. Hildebrand,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside Ordinance Amendment (CZ2100000), a proposal to amend Ordinance No. 927(Short Term Rentals), to amend definitions, operations, enforcement, and application processing.

The proposed amendments does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the County of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

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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 health and safety of residents and
2 guests and to protect the environment, it is the purpose of this ordinance to provide regulations and establish
3 standards for short term rentals in the unincorporated area of the County of Riverside and to ensure the
4 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. Booking Transaction. Any reservation or payment service provided by a
12 person or entity who facilitates a Short Term Rental transaction between a
13 prospective Guest and a Short Term Rental Owner, Owner's Authorized
14 Representative, Operator, or Local Contact Person.
- 15 b. County. The County of Riverside.
- 16 c. Good Neighbor Brochure. A brochure and related materials, available from
17 the County, to be given to Guests, which includes a summary of the County's
18 regulations relating to Short Term Rentals.
- 19 d. Guest. The overnight occupants renting the Short Term Rental for a specified
20 period and the daytime visitors of the overnight occupants.
- 21 e. Hosting Platform. A person or entity that participates in the Short Term
22 Rental business by collecting or receiving a fee or other compensation,
23 directly or indirectly through an agent or intermediary, when conducting a
24 Booking Transaction for a Short Term Rental using any medium of
25 facilitation, including, but not limited to, the Internet.
- 26 f. Local Contact Person. The person designated by the Owner, Owner's
27 Authorized Representative, or Operator who shall be available twenty-four
28 hours per day, seven days per week for the purpose of responding within sixty

minutes to complaints related to the Short Term Rental, who has access and authority to assume management of the unit and is responsible for taking remedial action to resolve such complaints.

- g. Noise Monitors. A sound level meter meeting the standards of the American National Standards Specifications for Sound Level Meters or another acoustical or decibel measurement device with similar capabilities and features that does not have a camera, record conversations, nor store any personal data.
- h. Operator. The Owner or the Owner's Authorized Representative who offers or provides the Short Term Rental.
- i. Owner. The person or entity that holds legal or equitable title to the Short Term Rental.
- j. Owner's Authorized Representative. The individual(s) identified in writing by the Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner may delegate certain duties of the Owner's Authorized Representative to more than one party.
- 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 Guests of the Short Term Rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the Short Term Rental.
- l. Responsible Operator. Any operator who is responsible for the Short Term Rental, which includes the Owner(s), Owner's Authorized Representative(s), Operator(s), and Local Contact Person(s).
- m. 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.

n. 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 three (3) consecutive days and two (2) nights. Portions of calendar days are counted as full days.

o. 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.

p. Short Term Rental Program Manager. The certified manager who is retained by the County and is responsible for assisting with administering the County's Short Term Rental program.

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: 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

1 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or
2 other facility in which human beings are detained and housed under legal restraint; any housing owned or
3 controlled by an educational institution and used exclusively to house students, faculty or other employees
4 with or without their families, any fraternity or sorority house or similar facility occupied exclusively by
5 students and employees of such educational institutions and officially recognized and approved by it; any
6 housing operated or used exclusively for religious, charitable or educational purposes; any housing owned
7 by a governmental agency and used to house its employees or for governmental purposes; any camp as
8 defined in the Labor Code; and any employee housing or other housing furnished by an employer
9 exclusively for employees or employees and their families.

10 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 11 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant
12 to this ordinance from the Planning Department before renting or advertising
13 for rent any Short Term Rental.
- 14 b. It is unlawful for any person to advertise, maintain, operate or use a Short
15 Term Rental in the unincorporated area of Riverside County without a Short
16 Term Rental Certificate, or in violation of the terms and conditions of the
17 Certificate. Short Term Rental Certificates shall be renewed annually, and
18 separate Short Term Rental Certificates are required for each Short Term
19 Rental.
- 20 c. The County will use reasonable efforts to coordinate with Hosting Platforms
21 to ensure that a dwelling has been issued a Short Term Rental Certificate by
22 the County before it can be listed for rent on the Hosting Platform.

23 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND
24 APPLICATION.

- 25 a. A Responsible Operator shall submit to the Planning Department or its
26 designee a Short Term Rental Certificate application provided by the County
27 along with a first-time registration fee, in accordance with Riverside County
28 Ordinance No. 671. The Short Term Rental Certificate shall be valid for one

1 year from the date of issuance.

2 b. A Short Term Rental Certificate shall be renewed on an annual basis based
3 on the anniversary of the original Short Term Rental Certificate issuance by
4 submitting to the Planning Department or its designee a Short Term Rental
5 Certificate renewal application and a renewal registration fee, in accordance
6 with Riverside County Ordinance No. 671.

7 c. In the event that a Short Term Rental Certificate has been expired for 90 days
8 or more, a new initial application and first-time registration fee, in accordance
9 with Riverside County Ordinance No. 671 is required.

10 d. A Short Term Rental Certificate shall expire automatically when the Short
11 Term Rental changes ownership, and a new initial application and first-time
12 registration fee, in accordance with Riverside County Ordinance No. 671 will
13 be required.

14 e. The registration fees may be used to cover any County costs for administering
15 or enforcing this ordinance, including the County's Short Term Rental
16 Program Manager.

17 f. Any material misstatements or omissions in the application are grounds for
18 denial or revocation of a Short Term Rental Certificate.

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

22 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

23 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet,
24 suffer, conceal, maintain, or advertise any Short Term Rental activity that
25 does not comply with the provisions of this ordinance.

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

- c. The Short Term Rental shall not be used for a temporary event, as defined in Riverside County Ordinance No. 348, unless a temporary event permit has been obtained by the Responsible Operator.
- d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days total but not less than three (3) consecutive days and two (2) nights, which includes counting portions of calendar days as full days.
- e. A Responsible Operator or Hosting Platform shall only rent the Short Term Rental to one Responsible Guest for a specified period of time.
- f. If a lot contains multiple one family dwellings, only one Short Term Rental Certificate may be issued for that lot. In this event, the multiple one family dwellings shall be rented together to a Responsible Guest as one Short Term Rental. Multiple one family dwellings on a lot does not increase the maximum occupancy of the Short Term Rental as defined in this ordinance.
- g. The maximum occupancy of a Short Term Rental shall be whichever is least: two (2) persons per every one (1) off-street parking space provided onsite; or two (2) persons per bedroom, plus one additional person per unit; unless otherwise prescribed in the codes and regulations adopted by Health and Safety Code Section 17922 as they may be amended from time to time, including but not limited to Section 503 of the Uniform Housing Code.
- h. A Short Term Rental shall not change the residential character of the outside appearance of the residence including color, material, lighting or any advertising mechanism, except for the required onsite Short Term Rental sign.
- i. A Responsible Operator shall install and maintain in continuous operation a Noise Monitor to ensure the Short Term Rental remains in compliance with Riverside County Ordinance No. 847.
- j. Guests or other occupants of the Short Term Rental shall comply with

1 Riverside County Ordinance No. 847, including quiet hours between the
2 hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related
3 to loud or unruly parties, gatherings or other similar events. The Responsible
4 Operator shall use reasonably prudent business practices to ensure that the
5 Guests or other occupants of the Short Term Rental comply with Riverside
6 County Ordinance Nos. 847 and 924, as they may be amended from time to
7 time, and shall ensure that the requirement for compliance with Riverside
8 County Ordinance Nos. 847 and 924, as they may be amended from time to
9 time, including the designated quiet hours, are included in the rental
10 agreements for Short Term Rentals and in all Short Term Rental
11 advertisements.

12 k. Guests or other occupants of the Short Term Rental shall comply with
13 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
14 including light trespass. The Responsible Operator shall ensure that the
15 requirement for compliance with Riverside County Ordinance No. 915 is
16 included in all rental agreements for the Short Term Rental and in all Short
17 Term Rental advertisements.

18 l. Outdoor amplified sound, generally defined as any sound that is increased by
19 any amplified equipment or sound that is electronically enhanced, must
20 comply with the provisions of Riverside County Ordinance No. 847.

21 m. Outdoor fire areas, when not prohibited by state or local fire bans,
22 regulations, rules or guidelines, shall be located on a non-combustible
23 surface, covered by a fire screen, and extinguished as soon as it is no longer
24 in use or by 10:00 p.m., whichever is earlier.

25 n. Each Short Term Rental shall have a Responsible Operator readily available
26 to handle any questions or complaints during all Short Term Rental activities.
27 Any change to the contact information for a Responsible Operator of a Short
28 Term Rental shall immediately be provided in writing to the Planning

1 Department, to neighboring properties within three hundred feet of the Short
2 Term Rental, and on any postings required by this ordinance.

3 o. Short Term Rentals shall not be allowed in private residential dwelling units
4 that violate any applicable health or safety laws, rules or regulations,
5 including, but not limited to, building, safety, fire or health, or in tents,
6 recreational vehicles, treehouses, yurts, non-habitable structures, or other
7 structures not intended for permanent residential occupancy.

8 p. The Responsible Operator shall identify or cause to be identified the number
9 of off-street parking spaces provided onsite and the maximum occupancy of
10 the Short Term Rental in any Short Term Rental agreement and in any related
11 advertisements.

12 q. Pets, if allowed by a Responsible Operator shall be secured at all times on the
13 property of the Short Term Rental. Continual barking or other nuisances
14 created by unattended pets are prohibited under all applicable laws, including
15 Riverside County Ordinance No. 878.

16 r. Short Term Rental activity is subject to, and the Responsible Operator or
17 Hosting Platform(s) shall comply with, Riverside County Ordinance No. 495,
18 the Uniform Transient Occupancy Tax Ordinance. The Responsible Operator
19 or Hosting Platform(s) shall include the transient occupancy tax registration
20 certificate number on all Short Term Rental agreements and in any related
21 advertisements.

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

- 25 1. Responsible Operator name and number;
- 26 2. Local Contact Person name and number;
- 27 3. The telephone number for the Sheriff's Department, Short Term
28 Rental Manager, and the Code Enforcement, including the 24-hour

- Code Enforcement Department telephone number;
4. The website information for Rivco Ready, in the event of an emergency;
 5. Evacuation plan for the Short Term Rental showing emergency fire extinguisher locations and interior pedestrian and exterior vehicular exit routes;
 6. The maximum number and precise location of parking spaces available onsite;
 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.
- t. The Responsible Operator 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 name of the Responsible Operator or Short Term Rental Program Manager, and a telephone number at which that party may be reached on a 24-hour basis;
 2. The maximum number of occupants permitted to stay in the rental unit;

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

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

5 u. While a Short Term Rental is rented, the Responsible Operator shall be
6 available twenty-four hours per day, seven days a week, for the purpose of
7 responding to complaints regarding the condition or operation of the Short
8 Term Rental or Guests' conduct at the Short Term Rental in accordance with
9 Section 10 of this ordinance.

10 v. Prior to occupancy of a Short Term Rental, the Responsible Operator shall
11 do all of the following:

12 1. Obtain the name, address and copy of a valid government
13 identification of the Responsible Guest;

14 2. Provide a copy of the Good Neighbor Brochure to the Responsible
15 Guest;

16 3. Require the Responsible Guest to execute a formal acknowledgement
17 that he or she is legally responsible for compliance by all Guests or
18 occupant(s) of the Short Term Rental with all applicable laws, rules
19 and regulations pertaining to the use and occupancy of the Short Term
20 Rental; and

21 4. Maintain the information required herein, including copies of the
22 notices provided, for a period of three (3) years and make it available
23 upon request by any officer of the County responsible for enforcement
24 of any provision of this ordinance or any other applicable law, rule or
25 regulation pertaining to the use and occupancy of the Short Term
26 Rental.

27 w. A Responsible Operator shall respond within sixty (60) minutes of being
28 notified that the Responsible Guest or a Guest of the Short Term Rental

1 created unreasonable noise, engaged in disorderly conduct or committed
2 violations of any applicable law, rule or regulation, including this ordinance,
3 and halt or prevent the recurrence of such conduct. The Responsible Operator
4 shall be subject to all administrative, legal and equitable remedies available
5 to the County for failing to respond to the County within sixty (60) minutes.

6 x. Trash and refuse shall not be left stored within public view, except in proper
7 containers for purposes of collection by the County's authorized waste
8 hauler.

9 y. Snow Removal.

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

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

18 z. The Responsible Operator and Hosting Platform(s) shall include the current
19 Short Term Rental Certificate number on or in any advertisement appearing
20 in any newspaper, magazine, brochure or internet website that promotes the
21 availability of the Short Term Rental.

22 Section 9. TRANSIENT OCCUPANCY TAX. The Responsible Operator and Hosting
23 Platform(s) shall comply with all the requirements of Riverside County Ordinance No. 495, the Uniform
24 Transient Occupancy Tax Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a
25 Short Term Rental shall qualify as a "hotel." The Responsible Operator and Hosting Platform(s) shall be
26 legally responsible for the collection of all applicable Transient Occupancy taxes from the Responsible
27 Guest and remittance of such collected taxes to the Treasurer Tax-Collector, in accordance with Riverside
28 County Ordinance No. 495. The Treasurer Tax-Collector shall be responsible for the enforcement of the

1 provisions of this section and Riverside County Ordinance No. 495 and shall have no other enforcement
2 duties related to this ordinance beyond these responsibilities.

3 Section 10. NOTIFICATION AND COMPLAINTS.

- 4 a. A Responsible Operator shall provide written notice to all property owners
5 of properties located within 300 feet of the Short Term Rental's property line
6 that a Short Term Rental Certificate was obtained for the Short Term Rental
7 within ten (10) days of approval of a Short Term Rental Certificate. Such
8 notification shall also include the Responsible Operator's contact
9 information. In the event of a change in the provided contact information,
10 new notification with the updated information shall be provided in the same
11 manner. All notification costs shall be borne by the Responsible Operator.
- 12 b. Initial complaints regarding Short Term Rental violations on a property
13 pursuant to this ordinance will generally be directed to the Responsible
14 Operator or Short Term Rental Program Manager, identified on the required
15 Short Term Rental signage. The Responsible Operator for the Short Term
16 Rental shall be responsible for correcting the violation promptly, which
17 includes, within sixty (60) minutes, contacting the Responsible Guest to
18 correct the violation and visiting the site, if necessary, to ensure that the
19 violation has been corrected. The Responsible Operator of a Short Term
20 Rental shall report any such complaints, and their resolutions or attempted
21 resolutions, to the Riverside County Planning Department within two (2)
22 business days of the occurrence. Failure to respond to complaints, meet a
23 Code Enforcement Officer within sixty (60) minutes, or report complaints to
24 the Planning Department within two (2) business days of the occurrence shall
25 be considered a violation of this ordinance, and may constitute cause for
26 revocation of the Short Term Rental Certificate.
- 27 c. If the Responsible Operator fails to respond to the Short Term Rental
28 violation within the designated time in subsection b above or the subject of

1 the complaint needs to be corrected immediately due to health and safety
2 concerns, such as blocked driveways, blocked streets, or excessive noise
3 during quiet hours, the complainant may make a complaint to the 24-hour
4 Code Enforcement Department telephone number. Occupants of surrounding
5 properties shall be apprised of this complaint procedure as part of the
6 notification requirements of this section.

7 d. For complaints related to the issuance of a Short Term Rental Certificate and
8 compliance with this ordinance should be directed to the Planning
9 Department.

10 e. The Responsible Operator shall be subject to all administrative, legal and
11 equitable remedies available to the County for failure to comply with the
12 provisions of this section.

13 Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT,
14 FINES AND PENALTIES.

15 a. Initial Inspections. Within 30 days of the County's receipt of an initial Short
16 Term Rental application and the accompanying first-time registration fee or
17 a Short Term Rental renewal application and the accompanying renewal
18 registration fee, the County shall conduct an inspection of the intended Short
19 Term Rental property prior to issuance of a Short Term Rental Certificate in
20 order to determine whether the intended Short Term Rental property is in
21 compliance with all applicable health and safety laws, codes or regulations,
22 including but not limited to, building, safety, fire, and health. A Short Term
23 Rental Certificate application shall be denied if:

- 24 1. The intended Short Term Rental property is not in compliance with
25 all applicable health and safety laws, codes or regulations, including
26 but not limited to, building, safety, fire, and health; or
27
28

1 2. A Responsible Operator is not available at the intended Short Term
2 Rental property within sixty (60) minutes of the County's request for
3 an initial inspection.

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

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

- 10 1. Failure of a Responsible Operator to take action to respond to a
11 complaint pursuant to Section 10 of this ordinance;
- 12 2. Failure to notify Planning Department when the Responsible
13 Operator or Local Contact Person's contact information changes;
- 14 3. Violation of the maximum occupancy, noise, or any other
15 requirements as set forth in this ordinance;
- 16 4. Providing false or misleading information on any Short Term Rental
17 application, or other documentation required by this ordinance;
- 18 5. Advertising the property for Short Term Rental purposes without a
19 valid County-issued Short Term Rental Certificate for the property;
- 20 6. Completing a Booking Transaction for a Short Term Rental without
21 a valid County-issued Short Term Rental Certificate for the Short
22 Term Rental;
- 23 7. Completing a Booking Transaction for a Short Term Rental when the
24 related Short Term Rental Certificate has been expired, denied,
25 revoked or suspended by the County;
- 26 8. Violations of any applicable laws, codes or regulations related to
27 health and safety, which includes, but is not limited to, building,
28

1 safety, fire, or health;

2 9. Conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
3 conceal or maintain activities at any Short Term Rental that constitute
4 a public nuisance under applicable state or local law, or which
5 otherwise constitute a hazard to the public health, safety or general
6 welfare;

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

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

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

18 g. After an administrative hearing has been held in accordance with Riverside
19 County Ordinance No. 725 and a finding has been made that any Guest,
20 Responsible Operator, or Hosting Platform has violated the provisions of this
21 ordinance or any other Riverside County Ordinance related to a Short Term
22 Rental, the County may suspend or revoke the related Short Term Rental
23 Certificate.

24 h. After an administrative hearing has been held in accordance with Riverside
25 County Ordinance No. 725 and a finding has been made that any Guest,
26 Responsible Operator, or Hosting Platform has violated the provisions of this
27 ordinance or any other Riverside County Ordinance related to a Short Term
28 Rental for a third (3rd) time within twelve (12) months, the County shall

1 revoke a Short Term Rental Certificate.

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

4 Section 13. SEVERABILITY. If any provision, clause, sentence or paragraph of this
5 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity
6 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
7 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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

10

11

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

12

13

By: _____
Chair, Board of Supervisors

14

15

ATTEST:
CLERK OF THE BOARD;

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By: _____
Deputy

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(SEAL)

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APPROVED AS TO FORM
December ____, 2021

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By: _____
SARAH K. MOORE
Deputy County Counsel

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Short Term Rental (STR) Ord. No. 927 Nexus for Fees And Complaint Process

April 8, 2022

The County's Code Enforcement Department, working in concert with the Planning Department will be regulating Short Term Rentals (STR) for compliance with the County's new Ordinance No. 927. This updated ordinance along with the Board of Supervisor's (BOS) new approval of Code's Special Enforcement Team (SET) will be tasked with ensuring the quality of life for those that live near STRs while allowing this growing business segment to flourish throughout Unincorporated Riverside County.

Application Fee:

The new application fee shall cover the following:

1. Property Research time.
2. Field inspection of property.
3. In person meeting with Responsible Party/Property Manager (60-min. response time).
4. Documentation/Report/Permit Issuance/Denial.

While some of these tasks may be completed by clerical staff, oversight by senior staff will also be required so using the CEO payrate as a base is appropriate. It is estimated that this process should take on average 4 hours to complete.

The BOS has approved a Form 11 on 3/7/17 for the Transportation and Land Management Agency's billable rates. In addition to the board approved rates, TLMA would like to request an annual four (4) percent annual escalator for Code Officer and Land Use Technician positions listed below. The annual four (4) percent is based on the Board of Supervisors' approved salary increase for LIUNA union members, which includes Code Officers and Land Use Technicians.

Additionally, a 24-Hour Hot Line will be established to receive complaints on STR permittees. This nominal cost must also be borne by the Applicants (\$5.00/applicant).

Code Enforcement Officer - 4 hours at \$128 per hour = \$512

Planning Land Use Tech - 1 Hour at \$103 per hour = \$103

Internal Staffing Cost after 4% Annual escalator = \$640

Contract and 24-Hour Hot Line cost = \$100

Total Application Cost = \$740

Revenue generated from this fee will cover the cost of this program, no General Fund money will be used to pay for these services.

Annual Renewal Fee:

The Annual Renewal Fee shall be separated into two categories: Administrative Review & Compliance Review.

Administrative Review will be a routine review of the documentation for the permitted use. If no complaints have been received and/or verified and if all other conditions have been met throughout the term of the permit, then no inspection of the site will be required, and the renewal can be issued Administratively. Estimated staff time; 2 hours.

Compliance Review will be more labor intensive. If the property has violated the terms of the permit, if complaints have been received and verified then a more detailed investigation will be conducted by staff to determine if a renewal should be granted. Although, it may take longer, we propose to keep the same fee for compliance review as administrative review.

Recommended Renewal Fees:

1. Administrative Review fee shall be \$540 as below:

Code Enforcement Officer - 2 hours at \$128 per hour = \$256
Code Technician - 2 hour at \$80 per hour = \$160

Internal Staffing Cost after 4% Annual escalator = \$433
Contract and 24-Hour Hot Line cost = \$100

Total Administrative Review Cost = \$540

2. Compliance Review fee shall be \$540 as described in #1.

Revenue generated from this fee will cover the cost of this program, no General Fund money will be used to pay for these services.

STR Complaint Process:

1. All written (letters/emails/faxes) complaints received shall be referred to SET Team for follow up.
2. Calls during regular business hours (M-F 8:00 a.m. to 5:00 p.m.) shall be directed to the Set Team for follow up.
3. Calls after hours shall be handled by the 24-hour Hotline contractor and referred to SET Team staff when they occur during SET Team operating days/hours (Th -Sun Noon to 10:00 p.m.). Calls outside the SET Team hours shall be directed to the Team Supervisor

or on-call Senior Code Enforcement Officer. SET Team staff will then determine appropriate response.

STR Contractor Expectations:

When a complaint is received by the 24-hour hotline Contractor, the call shall be referred to the STR Contractor (Deckard Technologies). Deckard shall notify the Property Manager of the complaint and the time noted. The SET Team shall then be contacted/alerted to the issue as well. At the one-hour mark after the first or original call the complaining party shall be contacted (either by Deckard or Code Staff) to verify compliance or a continuing violation. If compliance is gained, no further action (other than documentation) is warranted. If violations continue SET Team shall either contact the property manager directly, dispatch to the location, contact Sheriff or document and issue fine(s) the next business day.



RIVERSIDE COUNTY GRAND JURY

(951) 955-8990 OFFICE • (951) 955-8989 FAX

June 7, 2021

Riverside County Sheriff's Department
Sheriff Chad Bianco
4095 Lemon Street
Riverside, CA 92501

Subject: 2020-2021 Grand Jury Report: SHORT TERM RENTALS

Dear Sheriff Bianco:

Please note that Penal Code Section 933 et seq. specifies that you file a response with the following agencies within ninety days.

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

Riverside County Grand Jury
Post Office Box 829
Riverside, CA 92502

Riverside County Clerk-Recorder
2720 Gateway Drive
Riverside, CA 92507

Further, it specifies that this report be kept **confidential for a minimum of two working days** prior to public release. The contents of this report will be made public after the close of business **June 9, 2021**.

Sincerely,

Wendela Evans, Foreperson
2020-2021 Riverside County Civil Grand Jury

2020 – 2021 Civil Grand Jury

Short Term Rentals

Summary

In 2016, the Riverside County Board of Supervisors adopted Ordinance 927 to “establish regulations for the use of privately owned residential dwellings as short term rentals to minimize the negative secondary effects on surrounding properties and to ensure the collection and payment of transient occupancy taxes”.¹ The generally accepted definition of a Short Term Rental (STR) is a privately owned residential dwelling rented for occupancy for dwelling, lodging or sleeping purposes for any period less than thirty consecutive days.

As of December 2020, Riverside County (RIVCO) had collected \$5,608,904.08 in Transient Occupancy Taxes (TOT) from Short Term Rentals for the years 2016 through 2020.² The transient occupancy tax rate is 10% of the rent of an STR. It is estimated the rent collected for these years amounted to over \$56 million dollars. Both the STR owners, and RIVCO have benefitted monetarily from the growth of this industry.

Ordinance 927 was designed to minimize the negative secondary effects on surrounding properties. The Riverside County Civil Grand Jury (Civil Grand Jury) maintains that the enforcement piece of the puzzle has yet to be solved. RIVCO decided to revise Ordinance 927 to “ensure protection of the health and safety of residents and guests and to protect the environment. It is the purpose of this ordinance to provide regulations and standards for short term rentals...”³

The draft revision of Ordinance 927 (927.1) proposes new standards for STRs that will improve the enforcement aspect of the ordinance. The Civil Grand Jury researched restrictions and requirements utilized by other counties in order to understand what is currently being employed. Based on this research, which included interviews with various RIVCO personnel, the Civil Grand Jury is providing Riverside County with recommendations for additional standards to be included in the revised ordinance.

These recommendations include inspections of the STR locations (either virtually, onsite or in combination); verifying the 24/7 local contact number; increasing STR renewal fees to cover the cost of additional code enforcement

¹ RIVCO Ordinance 927

² Tax Collector e-mail dated January 21, 2021

³ RIVCO Draft Ordinance 927.1

personnel; establishing a formal on-line complaint process for STR neighbors with a required county response; and requiring the STR owner to sign a defense and indemnification agreement.

The Civil Grand Jury investigated the processes and procedures for administering the STR and TOT certificates. The Civil Grand Jury discovered some discrepancies and recommends solutions for correcting and minimizing them going forward.

Background

In 2008, two young entrepreneurs decided to capitalize on the shortage of accommodations for a convention occurring in San Francisco by advertising bed space available on an air mattress in their apartment. Their idea eventually grew into a viable business named Air Bed & Breakfast, soon shortened to Airbnb, and eventually giving birth to the Short Term Rental industry.⁴ The rest, as they say, is history. As the industry grew, problems developed due to the many "party houses" that proliferated along with the mostly unobtrusive rental clientele. As a result, regulations and restrictions were introduced by cities and counties to deter objectionable behavior.

In January 2016, RIVCO adopted Ordinance 927 for the purpose of regulating Short Term Rentals. The ordinance was introduced and sponsored by the Supervisors of the Fifth and Third Districts, where most of RIVCO's STRs were located. RIVCO took this action due to a concern that adjacent jurisdictions adopting regulations could result in STRs moving into the County's area to avoid restrictions. RIVCO implemented regulations due to an increase in complaints from citizens impacted by the behavior of some renters. These include excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of trash.

It is important to note that at the time this ordinance was enacted, RIVCO had an estimated 300 STRs advertised on VRBO.com and Airbnb.com.⁵ Even though existing regulations required STRs to apply for a Transient Occupancy Tax (TOT) permit, some did not. The ordinance also instituted a process whereby the STRs would be identified and required to pay the TOT and obtain a certificate to operate.

The original Ordinance 927 was a collaboration between the staff of the District Five Supervisor and the Planning Department. The team researched some desert cities and a few counties that had enacted STR regulations. The vision for the ordinance was that "it not be intrusive, provide for easy compliance, and not pose a burden on staff".⁶

⁴ [https://: www.Wikipedia.org/wiki/Airbnb](https://www.Wikipedia.org/wiki/Airbnb)

⁵ RIVCO BOS meeting January 6, 2016 item 3-3

⁶ RIVCO BOS meeting November 17, 2015.

The chart below reflects the growth of STRs in the unincorporated areas of Riverside County from 2016 through 2020. The data contained in the chart was provided by the vendor, Vacation Rental Compliance LLC, contracted by the County to manage the STR Certificates, and the RIVCO Tax Collector's office.

YEAR	STR UNITS	STR TOT \$	TOT \$/UNIT
2016	268	\$599,093.64	\$2,235.42
2017	311	\$854,053.51	\$2,746.15
2018	414	\$1,065,112.67	\$2,572.74
2019	515	\$1,462,138.23	\$2,839.10
2020	567	\$1,628,506.03	\$2,872.14
Total		\$5,608,904.08	

By 2020, the number of STRs in Riverside County had increased to over 500 and the County determined that tighter regulations were needed to reduce the number of complaints. Currently there is a draft revision to Ordinance 927, identified as 927.1. At this time, the draft revision has yet to be finalized and will probably undergo changes before being adopted. Since Ordinance 927 is to be revised, it seems an opportune time for the Civil Grand Jury to review the ordinance for possible improvements, evaluate the effectiveness of current enforcement efforts, and examine the administrative processes surrounding the issuance of the STR and TOT Certificates.

METHODOLOGY

Documents Reviewed

- Riverside County Ordinance 348 – Land Use Planning and Zoning Regulations
- Riverside County Ordinance 495 – Transient Occupancy Tax
- Riverside County Ordinance 640 - Environmental Health Service Fees
- Riverside County Ordinance 725 – Procedures and Penalties for Violations of Riverside County Ordinances
- Riverside County Ordinance 847 – Noise Regulations
- Riverside County Ordinance 924 – Multiple Responses to Loud and Unruly Parties, Gatherings or Other Similar Events
- Riverside County Ordinance 927 – Short Term Rentals
- Riverside County Ordinance (Draft) 927.1 – Short Term Rentals
- San Bernardino County Ordinance 4371 – Accessory Dwelling Units and Short-Term Residential Rentals
- Santa Barbara Standards for Specific Land Uses – Article 35.42.193 – Homestays, Article 35.42.245 – Short Term Rentals
- Ventura County Ordinance 4522 – Temporary Rental Units
- Contract between Vacation Rental Compliance LLC and Riverside County including Scope of Service (March 10, 2016)
- Riverside County Good Neighbor Brochure
- E-Mail from RIVCO Treasurer-Tax Collector to Grand Jury dated January 21, 2021
- Permit, Certificate, Application and Informational forms regarding Short Term Rentals for Riverside, San Bernardino, Santa Barbara, and Ventura Counties
- Vacation Rental Compliance LLC Master List of RIVCO STRs dated February 1, 2021
- Tax Collector list of Short Term Rentals dated February 24, 2021
- Riverside County Service Contract with Central Communications dated September 15, 2018 (800 number hotline)

Interviews Conducted

- RIVCO Planning Manager
- RIVCO TLMA Agency Program Administrator
- RIVCO Treasurer-Tax Collector
- Code Enforcement Supervisor
- TLMA Administrative Services Manager
- Riverside Vacation Rental Compliance LLC Representative
- Riverside RIVCO Sheriff Professional Standards Representative

Videos Viewed

- RIVCO Board of Supervisors Meeting September 15, 2015 Item 3-3
- RIVCO Board of Supervisors Meeting November 17, 2015 Item 3-28
- RIVCO Board of Supervisors Meeting January 12, 2016 Item 3-3

Internet Sources

- Wikipedia.org
- NOLO.com

DISCUSSION

Improvements to Ordinance 927 - Short Term Rentals

The Civil Grand Jury researched other counties' STR ordinances to gain an understanding of how the restrictions and requirements imposed by RIVCO compare to those of other jurisdictions. Counties were chosen for comparison to provide a fair analysis.

The table below does not depict every restriction or requirement but describes the ones the Civil Grand Jury determined were most relevant and reasonable.

Restrictions and Requirements	Riverside County Ordinance 927 (Current)	Riverside County Ordinance 927.1 (Proposed)	Ventura County	San Bernardino County	Santa Barbara County
Permit/Certificate	✓	✓	✓	✓	✓
Property Inspections			✓	✓	
Occupancy Limits		✓	✓	✓	✓
Parking Limits		✓	✓	✓	✓
Visitor Limits		✓	✓		✓
Events Prohibited without Permit	✓	✓	✓	✓	✓
Defense & Indemnification			✓	✓	✓
Proof of Insurance			✓		
STR Owner self-reports complaints		✓	✓		
Outdoor signage		✓	✓		
Neighbor Complaint Form			✓		
Number for complaints	✓		✓		

Property Inspections

Two of the counties noted in the comparison chart, Ventura, and San Bernardino, require site inspections of the STR property before a certificate to operate is issued. The inspections include number of bedrooms allowed for rental, parking spaces available for renters, as well as safety issues such as smoke alarms. The purpose of the inspections is to verify the occupancy and visitor limits, which are advertised on hosting sites, such as Airbnb, and ensure that the location complies with all relevant safety and building codes. The cost of the certificate covers the expense of the inspections, which can be performed by the County or a vendor.

In addition to onsite inspections, some jurisdictions require a site plan, which details the buildings, parking spaces and access points of the property. This information can be verified by utilizing programs such as Google Earth, and in some cases can substitute for a site visit.

Another aspect of the inspections is to level the playing field with other entities such as hotels and motels with which the STRs compete. The scope of the inspections is not the same but is intended to give the public a degree of confidence that all entities are following county codes and can safely accommodate renters.

Riverside County does not require site inspections of STR locations.

Occupancy, Visitor, and On-site Parking Limits, and Non-Permitted Events

Many counties impose limits on the number of occupants per bedroom, and visitors per occupant. On-site parking is limited to preserve safe entry and exit for emergency vehicles, adhere to setback requirements, and keep streets clear for normal traffic. Events such as weddings, wedding receptions, conferences and other large-scale gatherings are generally allowed only with a conditional use permit.

Riverside County does impose occupancy, visitor, and on-site parking limits in the proposed draft revision to the ordinance (927.1), but not in the current ordinance (927).

Defense and Indemnification Agreement

Ventura and San Bernardino Counties require documents, signed by the STR owner, that release and hold harmless the counties and their officials and employees from any liabilities connected to the STR. An example of such an agreement is included in the Appendix as Exhibit A.

Riverside County does not currently require a signed Defense and Indemnification Agreement, nor is it required in the draft revision (927.1).

Proof of Insurance

As can be seen in the above referenced chart, proof of insurance is required by Ventura County. There are some insurance companies that require specific policies to cover STRs due to the above normal occupancies of the locations and the higher risks involved with frequent rentals. Most homeowner insurance policies do not cover vacation rentals.⁷ Some hosting sites provide insurance for the STR owner, but most do not. To ensure the STR owner provides adequate insurance coverage, Ventura County requires proof of coverage "for commercial/business general liability with a minimum limit of five hundred thousand dollars (\$500,000) per occurrence for claims of personal injury or property damage". This requirement gives some measure of assurance to renters.

Riverside County does not require proof of insurance.

Complaint Reporting

RIVCO's current STR Ordinance directs that complaints be made to the local contact person, who is identified on the STR certificate, an 800 number complaint line, or to the sheriff's dispatch number if the local contact person or 800 number fails to respond. The local contact person's number is required to be given to all neighbors within 100 ft. of the STR. The revised version (927.1) increases the footage to 300 ft.

RIVCO requires that a copy of the Good Neighbor Brochure be posted in a prominent location within the STR. The brochure is sent to the STR owner by the vendor, Vacation Rental Compliance LLC, and is available online. It is intended to explain the rules visitors should obey to ensure they are good neighbors. The brochure refers to a 24/7, 800 number complaint line so STR visitors might realize their behavior is in violation of the rules and could result in a complaint. A small postcard is sent to the neighboring properties by Vacation Rental Compliance LLC with the 800 number identified as a complaint number to contact. A copy of the Good Neighbor Brochure is included in the appendix as Exhibit B.

⁷ <https://nolo.com/legal>

The 800 number complaint hotline is not mentioned in either the original ordinance (927) or the draft revision (927.1).

In the revised draft of the STR Ordinance, RIVCO is proposing to utilize a "self-reporting" process in which the STR owner is required to report to the Planning Department any complaint and the action taken. The STR owner or operator must notify the Planning Department within two days of the occurrence.

In addition to self-reporting, Ventura County employs a formal Neighbor Complaint Form. This form requires the complainant's signature and allows for documentation, such as video/audio recordings, as well as pictures to be sent along with the complaint. A copy of this form is included in the appendix as Exhibit C. This gives the neighboring properties a means to formally report STR activities that adversely affect them and may be ordinance violations as well. Without this information, code enforcement and planning may not have a complete picture of the situation when they evaluate possible violations. Establishing this process would assist Code Enforcement and the Sheriff in supporting citizen complaints.

Riverside County does not utilize a Neighbor Complaint Form specifically for STRs and does not propose one in the draft revision.

Outdoor Signage

Some jurisdictions require outdoor signage that identifies the property as an STR. The signage information generally includes the local contact's 24/7 phone number, maximum occupancy, parking spaces allowed and a county code enforcement phone number. This information is to be displayed so that it can be easily seen from the street. The outdoor signage serves to inform neighbors of the short term rental activity that could be taking place and provides law enforcement a heads up if their response is required to deal with any disturbances. This also makes the guests aware that their presence at the location could be monitored by neighboring property owners.

Riverside County has proposed a signage requirement in the draft version of Ordinance 927.1.

ENFORCEMENT

Code Enforcement Department

The Code Enforcement Department's responsibilities as it pertains to the current Ordinance 927 are mainly administrative. Noise violations, which make up the bulk of STR complaints, generally occur in the evenings after quiet hours go into effect at 10:00 p.m., and on weekends when Code

Enforcement is not on duty. These complaints are handled by the Sheriff. If the Sheriff responds to such a complaint and provides documentation that a violation occurred, Code Enforcement can issue a violation notice and impose a \$100 fine.

RIVCO contracts with a vendor, Central Communications, to provide a call center 800 number, referred to as a "hotline" in the Good Neighbor Brochure, to handle complaints 24/7. As with any published number there is no control over the type of calls that may be generated. Per the STR Certificate vendor and Code Enforcement, most of the calls are for information or for help in filling out the STR Certificate form. The messages in the calls to the 800 number are relayed to Code Enforcement in the form of an e-mail. Code Enforcement personnel reviews them to determine if any pertain to enforcement, which generally complain of an incorrect 24/7 contact number, or a claim of operating without a certificate. Vacation Rental Compliance LLC is provided copies so they can handle those that relate to their responsibilities.

The Code Enforcement Call Center operates Monday through Friday from 8:00 a.m. to 5:00 p.m. When the Code Enforcement Call Center receives a complaint about an STR that might involve a violation, they may open a case number and begin an investigation. Code Enforcement will investigate these complaints if they have the resources available.

Code Enforcement has indicated they have insufficient personnel available to investigate these complaints and feels the \$100 fine is too low to encourage compliance. Code Enforcement informed the Civil Grand Jury that they recommended to Planning that the fine be increased. Code Enforcement believes that if they had more personnel dedicated to STR enforcement, compliance would be significantly improved. For instance, the 24/7 contact number could be verified, the new signage, occupancy and parking limits could and should be verified. These verifications could be performed by Code Enforcement if they were given additional personnel.

If RIVCO were to initiate a neighbor complaint form, the information would need to be investigated and evaluated by Code Enforcement to provide adequate oversight of the STRs and feedback to the complainants.

The fee for the STR certificates and renewals should be designed to cover the cost of administration and enforcement. A review of the amounts charged by other counties reveals that Riverside County has room to increase their fees and still be comparable.

The chart below illustrates the fees that some counties impose for STR Certificates and renewals.

	Riverside County Ord. 927	Riverside County Ord. 927.1	Ventura County	SanBernardino County
STR Initial Fee	\$250.00	?	\$1,195.00	\$667.00
STR Renewal Fee	\$100.00	?	\$200.00	\$244.50

As of February 1, 2021, there were 568 STRs⁸ in the unincorporated areas of Riverside County. A renewal fee of \$300 would provide an additional \$113,600 of revenue, increasing each year with the STR growth. The Civil Grand Jury estimates this will be enough to add additional personnel to focus on STR compliance, requirement verification, and regulatory oversight.

Sheriff's Department

In September 2015, shortly before Ordinance 927 (STR) was adopted, the County approved Ordinance 924, which "regulated Multiple Responses to Loud and Unruly Parties, Gatherings or Other Similar Events".⁹ The ordinance allows the Sheriff to collect costs associated with repeated responses and permits the Sheriff to issue courtesy notices for planned events making promoters aware of the ordinance restrictions and regulations. The ordinance was developed in response to "attractions such as Wine Country and the Coachella Music Festival drawing people renting large estates to continue the party."¹⁰ The Civil Grand Jury requested a copy of written procedures regarding the implementation of the ordinance regulations and was informed that the ordinance itself is the procedure. Per the Sheriff's representative, Ordinance 924 in practice is primarily used for large scale events that have violated regulations and not typically for smaller gatherings.

Ordinance 924 is not mentioned within Ordinance 927 (STR) even though its regulations pertain to STRs. Ordinance 927 does refer to noise Ordinance 847, which poses enforcement challenges for the Sheriff. The noise ordinance (847) states that the Sheriff's Department, Code Enforcement, and Environmental Health share enforcement responsibilities. The noise ordinance sets decibel level (DB) limits for many activities. The Sheriff's deputies, who would be responding during the quiet hours for STRs between 10:00 p.m. and 7:00 a.m., are not equipped with DB meters. The fines outlined in Ordinance 847 are significant enough, ranging from \$500, to \$1000, to get the attention of the violator if they were to be implemented. Per the Sheriff's representative, a 415 citation is generally issued for disturbing the peace violations. The citation can require a court appearance, or it may be adjudicated by the District Attorney's office.

⁸ Vacation Rental Compliance LLC STR list dated February 1, 2021

⁹ RIVCO Board of Supervisors meeting September 15, 2015 item 3-3

¹⁰ RIVCO Board of Supervisors meeting September 15, 2015 item 3-3 background statement

The Civil Grand Jury thinks that opting for fines first instead of court citations, could be a more efficient and less costly means to deter violations and encourage compliance.

ADMINISTRATION

Tax Collector and Planning Department

The Tax Collector issues the Transient Occupancy Tax Certificate (TOTC) based on the regulations of Ordinance 495, last amended on June 6, 1995. The County Planning Department is responsible for issuing the Short Term Rental Certificate (STRC) as outlined in Ordinance 927. The Planning Department has outsourced the issuing and management of the STRC process to Vacation Rental Compliance LLC. This vendor has been handling the STRCs since the ordinance was first adopted in 2016.

The vendor and the Tax Collector must synchronize their processes to ensure that each STRC has an associated TOTC. Each entity uses a different database to track their specific certificates. The Civil Grand Jury inquired about the reconciliation of the two databases to determine if they matched. To accomplish this task, the Tax Collector asked their IT Department to do a special query of their data that would produce a list, which could then be matched with the vendor's list. According to the Tax Collector, this process was a bit complicated, as many STRs can be associated with one TOTC.

Once the Civil Grand Jury received the two lists and performed a matching process, they found a meaningful number of discrepancies. There were STR locations that did not appear on the Tax Collector's list, as well as quite a few transposed address numbers. The discrepancies should be reconciled so that the County can be assured that all appropriate monies are being collected. Both entities should use the same database so that the STRCs and the TOTCs are always in sync.

FINDINGS

1. The Riverside County Civil Grand Jury finds the current draft revision of Ordinance 927.1 does not provide enough protection for, nor does it allow input from neighboring residences of Short Term Rental properties. Without additional requirements placed on the STR owners, the stated goal of the ordinance "to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood" may not be achieved. The neighboring residences of STRs must be confident that the rules governing STRs are enforced and that they have a process to register their complaints in a formal manner that also requires a response by the County.

2. The increase in requirements on STRs outlined in the draft revision of Ordinance 927.1 will result in additional personnel needed for enforcement. Without serious enforcement efforts, the ordinance and its rules will become another lost opportunity for real change and leave the neighbors of the STRs with little leverage to preserve their community's quality of life.
3. The Ordinance 924, addressing multiple responses to loud and unruly parties, is not referenced in the STR Ordinance 927. This omission, the lack of a written procedure for implementation of 924 violations, as well as the difficulty for the Sheriff to enforce noise Ordinance 847, results in the lack of a clear and efficient process for dealing with noise complaints.
4. The databases used for STRCs and TOTCs were found to have discrepancies that may result in lost revenues for the County.

RECOMMENDATIONS

1. The Civil Grand Jury recommends the following requirements be added to revision 927.1:
 - 1) Property inspections to validate occupancy, parking, and visitor limits
 - 2) Verification of the 24/7 local contact phone number
 - 3) A defense and indemnification agreement
 - 4) A Neighbor Complaint Form such as that used by Ventura County to ensure that neighbors have a documented avenue to register possible violations of the ordinance with full expectations of a response by the County. To be completed in conjunction with the approval of Ordinance 927.1. (Finding 1).
2. Whether Code Enforcement or outsourcing is used to enforce the added restrictions imposed by the revised Ordinance 927.1, an increase in personnel will be required. The Civil Grand Jury recommends that the STR initial certificate and renewal fees be increased to an amount that will fund the appropriate level of enforcement personnel. To be completed in conjunction with the approval of Ordinance 927.1. (Finding 2).
3. The RIVCO Planning Department, Code Enforcement, and the Sheriff must collaboratively pursue a process that will ensure County ordinances and department procedures adequately address noise complaints. To be completed by December 31, 2021. (Finding 3).

4. The databases used for the STRCs and the TOTCs should be reconciled, and all discrepancies corrected. One common database should be used for both certificates. To be completed by December 31, 2021. (Finding 4).

REQUIRED RESPONSES

The following responses are required pursuant to Penal Code sections 933 and 933.05:

From the following elected County officials within 60 days:

- Riverside County Sheriff; Finding 3 and Recommendation 3.
- Riverside County Treasurer – Tax Collector; Finding 4 and Recommendation 4

From the following Governing bodies within 90 days:

- Riverside County Board of Supervisors; Findings 1 and 2, and Recommendations 1 and 2.

From the following Riverside County Agency within 90 days:

- The Riverside County Transportation and Land Management Director; Findings 1, 2, 3 and 4 and Recommendations 1, 2, 3 and 4.

BIBLIOGRAPHY

- Ordinance 927 (Adopted January 2016)
Retrieved from: <https://rctlma.org/shorttermrentals>
- Ordinance 927.1 (Draft)
Retrieved from: <https://planning.rctlma.org>

APPENDIX

EXHIBIT A



TEMPORARY RENTAL UNIT (TRU) – COASTAL Owner Affidavit/Defense and Indemnification Agreement

Property Owner Affidavit

The County of Ventura considers the temporary rental of dwellings to be businesses that are operated in residential zones. Temporary rentals are not a by-right use. Instead, they are only allowed if operated in strict compliance with the rules and requirements of Section 8175-5.21 of the Ventura County Coastal Zoning Ordinance. By signing below, each owner of the subject Temporary Rental Unit agrees that the unit will comply with all applicable operational standards of Section 8175-5.21.8, and all applicable property management requirements of Section 8175-5.21.9. Violations are grounds for permit revocation, fines, and/or criminal prosecution.

Defense and Indemnification Agreement

By signing below, I hereby agree to defend, indemnify, release and hold harmless, the County of Ventura ("County"), its Board of Supervisors, and its agents, officials, officers, representatives, and employees, from my own and any third-party's claims, causes of action, losses, fines, damages, liabilities, penalties, judgements and costs of any nature whatsoever, (and including, but no limited to court costs and attorney fees) arising out of or in any way related to any of the following: (1) the County's processing, issuance, permitting, administration, or enforcement of the zoning clearance for the subject Temporary Rental Unit; (2) the construction, maintenance, use, or operations conducted pursuant to the zoning clearance for the subject Temporary Rental Unit; and (3) personal injury, death or property damage suffered by me or any third-party in connection with the subject Temporary Rental Unit. Moreover, I agree to retain at my own expense an attorney acceptable to the County to fulfill the foregoing defense obligations.

_____ Signature (Property Owner)	_____ Print Name	_____ Date
_____ Signature (Property Owner)	_____ Print Name	_____ Date
_____ Signature (Property Owner)	_____ Print Name	_____ Date
_____ Signature (Property Owner)	_____ Print Name	_____ Date

EXHIBIT B

Good Neighbor Brochure for Short-Term Rentals

WELCOME TO RIVERSIDE COUNTY

Our communities consist of permanent and seasonal homeowners who enjoy living in a tranquil environment. Please read this brochure for an enjoyable stay.



Loud music, rambunctious parties, streets filled with cars parked in front of neighbors homes and driveways are prohibited by County Ordinance and will not be tolerated.



**ENJOY AND
BE COURTEOUS!**



**BE SAFE AND
RESPECTFUL!**



RENTERS ARE ADVISED THAT THE FOLLOWING RULES WILL BE STRICTLY ENFORCED

NOISE

County Ordinance No. 847 regulating noise includes quiet hours between the hours of 10 PM and 7 AM.

PARKING

Renters and their guests should park in the rental garage, driveway or directly in front of the short-term rental property to avoid ticketing.

TRASH

Trash and refuse shall not be stored within public view except in proper containers for collection.

DOGS

All dogs are to be on leashes whenever they are in unenclosed areas. Barking dogs often result in neighbor complaints.

Failure to comply with the above may result in a citation, fines or expulsion from the rental property for the renter or their guests.

Refer to County Ordinance NO. 927 for details regarding short-term rentals.

Riverside County residents can call a toll-free 24/7 **Short-Term Rental Hotline Number (800) 228-5051** to report violations of the rules as outlined in this brochure.

EXHIBIT C



Code Compliance Complaint Form

County of Ventura • Resource Management Agency • Code Compliance Division
800 S. Victoria Ave, Ventura, CA 93009 • 805 654-2788 • 805 654-5177 Fax

Complaint Against

Name: (if known)

☐ Owner ☐ Tenant

Site Address: (of problem)
(Required)

Location: (nearest cross street)

Assessor's Parcel Number: (if known)

- 0 -

Property Owner Name: (if different from above)

Describe Complaint: (this space has a 500 character limit, if you need more space please go to the next page)

Have you noticed any of the following on the subject property, such as recent police activity, vicious dogs, armed or aggressive occupants?

☐ No

☐ Yes, explain:

Complaining Party

(This information will be kept confidential unless ordered to be released by court order.)

Have you filed a complaint against this party before?

☐ Yes ☐ No

If yes, how many times, when, and with which departments?

Name:

Address:

Telephone: Day: ()

Evening: ()

Email Address:

Do you wish to receive copies of correspondence to the offending party?

☐ Yes ☐ No

Signature of Complainant: _____ Date: _____

(Required if submitted by fax or U.S. Mail)

SAVE

Anonymous Complaints Will Not Be Investigated



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 ☒ 4080 Lemon Street, 12th Floor ☐ 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
☒ County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 2100000 – Ordinance No. 927.1 (Short Term Rentals) and Ordinance No. 671.22 (Consolidated Fees for Land Use)

Project Location: Riverside County

Project Description: Change of Zone No. 2100000 is an amendment to County Ordinance No. 927 (Short Term Rentals), Ordinance No. 671 (Consolidated Fees for Land Use), and a request to allocate certain Transient Occupancy Tax ("TOT") funds to the Code Enforcement Department. Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. Ordinance No. 671.22 amends Ordinance No. 671 to update the Short Term Rental initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00. This is also a request to set aside 50% of the increase in TOT generated by Short Term Rentals (using FY 21/22 as a baseline) to fund Code Enforcement activities associated with ongoing enforcement of Ordinance No. 927. This amendment applies to all areas located within the unincorporated portions of Riverside County.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268) ☒ **Categorical Exemption: Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges)**
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption (_____)
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) ☐ Other: _____

Reasons why project is exempt: While a large number of changes are proposed in Ordinance No. 927.1, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.1 or Ordinance No. 927.1 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) The applicability section and some of the operational requirements merely incorporate existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Second. Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.1 is a comprehensive amendment updating and clarifying provisions related to registration and certificates, noise, host education and platforms, and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.1 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

Third, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.22 amends the County's Ordinance No. 671 relating to establishing consolidated fees for land use and related functions. The amendment adds Short Term Rental application fees and renewal fees to Ordinance No. 671 and increases the Short Term Rental application fee to \$740 and the renewal fee to \$540. The

Page 2

John Earle Hildebrand III

(951) 955-1888

County Contact Person

Phone Number

County Contact Person
John Hildebrand
Signature

Planning Director

Title

7/26/2022

Date _____

Date Received for Filing and Posting at OPR:

FOR COUNTY CLERK'S USE ONLY



River

11:20

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Emil Jorge

Address: 73292 20th Ave

City: Sky Valley Zip: 92241

Phone #: 562-208-3645

Date: 7/26/22 / Agenda # 21.7

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support / Oppose / ✓ Neutral

youtube.com/watch?v=MV2B5H6b8HI

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support **Oppose** **Neutral**

please play Video for Tom DeCarlo

I give my 3 minutes to:

Riverside County Board of Supervisors
Request to Speak *Emil Per*

Emil per
Alex DeCarlo

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Tom DeCarlo

Address:

39625 Awn Rd

City:

Lemniscate

Zip:

92591

Phone #:

310 971 3906

Date:

7/26/22

Agenda

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support

Oppose

Neutral

Note: If you are here for an agenda item that is filed for “Appeal”, please state separately your position on the appeal below:

Support

Oppose

Neutral

I give my 3 minutes to:

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Claire Warner

Address: 36427 Linda Rosa Rd

City: Temecula Zip: 92592

Phone #: 541-561-6200

Date: 7/26/2022 Agenda # _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Thomas DeCarlo

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: David Last

Address: 39175 Intrepid Rd

City: Temecula Zip: 92592

Phone #: 951-294 2585

Date: 24 July 2022 Agenda # _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose ~~_____ Neutral~~

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Thomas DeCarlo

11:29
Riverside County Board of Supervisors
Request to Speak

6 min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Anna ~~Daitch~~ Duitruk

Address:

(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

7/26/22

Agenda #

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support

Oppose

☒ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support

Oppose

Neutral

I give my 2 minutes to:

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alexander Luch

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** X **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Anna Duitruk

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michael Jorge

Address: 73292 20th Avenue

City: Sky Valley Zip: 92241

Phone #: 562-208-3645

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose ✓ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Anna Duitrak

Amin

4 RIV

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Richard Walker

Address: 18720 Painibrusk

City: DHS Zip: 92241

Phone #: 312-371-9667

Date: 26 July Agenda # 212

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed for “Appeal”, please state separately your position on the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Brooklyn Walker

Address:

18720

City:

DHS

Zip:

92241

Phone #:

Date:

26 July

Agenda #

212

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support

Oppose

Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support

Oppose

☒ Neutral

I give my 3 minutes to:

Richard Walker

11:39

6 min

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alex De Carlo

Address: _____

City: Temecula Zip: _____

Phone #: _____

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose ☒ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: John Herrera

Address: P.O. BOX 2235

City: TEMECULA Zip: 92592

Phone #: 562-900-8328

Date: 7/26/2022 Agenda #

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose X Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: Alex DeCarlo

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michael Voge

Address: 38220 Mesa Rd

City: Temecula Zip: 92592

Phone #: (951) 809-5948

Date: 7/26/2020 Agenda # _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose X Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Alex DeCarlo

6 mins




SPEAKER'S NAME: Ron Kuehl

City: Tempe, AZ Zip: 85281

Phone #: 951 318 / 3413

Date: 7/24/22 Agenda # [#]21.2

Position on "Regular" (non-appealed) Agenda Item:

 **Support**  **Oppose**  **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MARSHA HUDSON

Address: 38185 CALLE CAMPO
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: 951-294-8645

Date: 07/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 X **Support** **Oppose** **Neutral**

I give my 2 minutes to: RON KUEHL

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JOHN BAYUS

Address: 38185 CALLE CAMPO
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92542

Phone #: 951-764-2570

Date: 07/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

X **Support** **Oppose** **Neutral**

I give my 2 minutes to: RON KUEHL

11:52

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Tera Walker

Address: 18720 Paintbrush

City: DHS Zip: 92241

Phone #: 909 251 5635

Date: 26 July Agenda # 212

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose X Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

11:54

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

4 min

SPEAKER'S NAME: Alicia Ivar

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** STR ord.

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Terri Gonzalez

Address: 38540 Avenida de la Bandolero
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951 303 6096

Date: 7/26/22 **Agenda #** STR's

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: Alicia Ivar

12:00

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jeff Comerchers

Address: 41981 AVE VISTA Ladera

City: Temecula Zip: 92591

Phone #: 951-541-7752

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ Support ☐ Oppose ☐ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

☐ Support ☐ Oppose ☐ Neutral

I give my 3 minutes to: _____

(before Board)

Riverside County Board of Supervisors
Request to Speak

11:58

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joan Canzone

Address: 38720 Avenida La Playa
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 714-350-8854

Date: 7/26/2022 **Agenda #** _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☒ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

Riverside County Board of Supervisors

Request to Speak

1:12 Wine Country President? 6 min
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Phil Bailey

Address: _____

(only if follow-up mail response requested)

City: _____

Zip: _____

Phone #: _____

Date: 7/26/22

Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ Support ☐ Oppose ☐ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ Support ☐ Oppose ☐ Neutral

I give my 2 minutes to: _____

(Revised: 01/11/2021)

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: _____

Jo Warn

Address: _____

(only if follow-up mail response requested)

City: _____

Zip: _____

Phone #: _____

Date: _____

7/26/22

Agenda # _____

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support**

_____ **Oppose**

_____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support**

_____ **Oppose**

_____ **Neutral**

I give my 2 minutes to: _____

Phil Bady

(Revised: 01/11/2021)

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alex Baily

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: Phil Baily

(Revised: 01/11/2021)

117

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: LEALI DI BERNARDO

Address: _____
(only if follow-up mail response requested)

City: TEMECULA **Zip:** _____

Phone #: 323 376 1799

Date: 7-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: _____

1:19

**Riverside County Board of Supervisors
Request to Speak**

4 min.

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Alan Paynter

Address:

(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

7/26/22

Agenda #

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support**

☐ **Oppose**

☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support**

☐ **Oppose**

☐ **Neutral**

I give my 2 minutes to:

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Susan Paynter

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/24/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Alan Paynter

(Revised: 01/11/2021)

**Riverside County Board of Supervisors
Request to Speak**

1:22
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Tricia Kuehl

Address:

(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

7/26/22

Agenda #

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:



Support

Oppose

Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support

Oppose

Neutral

I give my 2 minutes to:

(Revised: 01/11/2021)

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Theresa Richins

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: Tricia Kuenf

1:25

**Riverside County Board of Supervisors
Request to Speak**

4 mins

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: LAURA STARN

Address: _____
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: 949-929-2755

Date: 7-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☒ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michael Waters

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7.26.22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Laura Stearn

1:29
**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TYLER MASSAS

Address: _____
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: 760-889-4455

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

1532
Riverside County Board of Supervisors
Request to Speak 4 min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

ANDREW LACHAPIN

Address:

(only if follow-up mail response requested)

City:

Temecula

Zip:

92592

Phone #:

619.7726167

Date:

7/26/2022

Agenda #

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support

 Oppose

 Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support

 Oppose

 Neutral

I give my 2 minutes to:

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Andrew Lochman
Jydia

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: _____

Date: 7/26/2022 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: Andrew Lochman

**Riverside County Board of Supervisors
Request to Speak**

4.
min

1:36
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

PAUL PETRELLA

Address:

38060 MESA RD

(only if follow-up mail response requested)

City:

TERRACOTA

Zip:

92592

Phone #:

951-295-4307

Date:

7/26/22

Agenda #

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☐ Support

☒ Oppose

☐ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ Support

☐ Oppose

☐ Neutral

I give my 2 minutes to:

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Esther Petrella

Address: 38060 Mesa Rd
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: _____

Date: 07-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Paul Petrella

**Riverside County Board of Supervisors
Request to Speak**

4 min.

1:40
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: William Plummer

Address: 37360 Avenida Chapala
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 909-838-8491

Date: 07/26/2022 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Leticia Plummer

Address: 37360 Avenida Chapala
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: (909) 838-8492

Date: July 26, 2022 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: William Plummer

**Riverside County Board of Supervisors
Request to Speak**

4 min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jill Hernandez

Address: 39757 Calle Cabernet
(only if follow-up mail response requested)

City: Temecula **Zip:** 92591

Phone #: 951-285-5070

Date: 7-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TOM HEZANDEZ

Address: 39757 CALE CABERNET
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92591

Phone #: (626) 482-4927

Date: 7-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ Support ☐ Oppose ☐ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ Support ☐ Oppose ☐ Neutral

I give my 2 minutes to: JUL HEZANDEZ

**Riverside County Board of Supervisors
Request to Speak**

1:48
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

4 min
John M. Hunter

Address:

39480 Avenida de la Bandolero
(only if follow-up mail response requested)

City:

Temecula

Zip:

92592

Phone #:

708-927-7000

Date:

07/26/2022

Agenda #

21.2
STRs (927.1)

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒

Support

☒

Oppose

☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support**

☐ **Oppose**

☐ **Neutral**

I give my 2 minutes to:

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Debra Hunter

Address: 39480 Avenida de la Bandolero
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 708-738-7000

Date: 7/26/2022 **Agenda #** STR 21.2 927.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: John M. Hunter

Expert w/STR
obtain data



Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jennifer Hartman

Address: _____

City: Temecula Zip: _____

Phone #: _____

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose ☒ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

4 min.

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Cindy Light

Address: 80625 Virginia Ave

City: Indio Zip: 92201

Phone #: 7609498180

Date: 7/26/2022 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose X Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Rob Petermann

Address: Bermuda Dunes
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 442-306-2924

Date: July 26/22 **Agenda #** 540r

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Cindy Light

2:35

I give my 3 minutes to: _____

2:38

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jost Breuner

Address: Thermal, CA

City: _____ Zip: _____

Phone #: 115 847 2971

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Jost Breuner

4 min.

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jessica Hinton.

Address: _____

City: Terrencia Zip: _____

Phone #: _____

Date: 7/26/22. Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose ~~_____~~ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose ~~_____~~ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bobbie valente

Address: 31938 Temecula Pkwy A116

City: Temecula Zip: 92592

Phone #: 714-815 7640

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose ☒ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Jessica Hinton

2:40

**Riverside County Board of Supervisors
Request to Speak**

4 min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alex Kluck

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** ☒ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Elizabeth Lluch

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** 212

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** X **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Alex Lluch

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JAMIE GORMAN

Address: 34765 LINDA ROSEA DR

City: Temecula Zip: 92592

Phone #: 678-464-89538

Date: 7-26-22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose X Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Mike McNeill

**Riverside County Board of Supervisors
Request to Speak**

2:50
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

DEBRA WATSON

Address:

71700 Cholla Way

(only if follow-up mail response requested)

City:

P.D.

Zip:

92260

Phone #:

310-482-7734

Date:

7/26/22

Agenda #

Short Term Rental
21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

____ Support

☒

Oppose

____ Neutral

STRS

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

____ Support

____ Oppose

____ Neutral

I give my 2 minutes to:

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TOBY WATSON

Address: 71700 CHOLLA WAY

(only if follow-up mail response requested)

City: P.D.

Zip: 92260

Phone #: 310-482-7734

Date: 7/26/22

Agenda # Short Term Rentals
21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support

 X **Oppose**

 Neutral

Short

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support

 X **Oppose**

 Neutral

SHORT TERM RENTALS

I give my 2 minutes to: DEBRA WATSON

2:54
Riverside County Board of Supervisors
Request to Speak
6 min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JOHN MEYER

Address: 31915 RANCHO CALIFORNIA RD-291
(only if follow-up mail response requested)

City: PEMEWLA **Zip:** 92591

Phone #: 951 541 7704

Date: 7-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Mark Kolek

Address: 41455 Circle M
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951-775-6656

Date: 7/26/2022 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: JOHN MEYER

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ALICE SULLIVAN MEYER

Address: _____
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92591

Phone #: 951 775 8392

Date: 7-26-22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: JAN MEYER

Noise

12 min-

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dr. Roy Holeyfield

Address: 35530 Panha Rd

City: Temecula Zip: 92592

Phone #: 402-813-0219

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose ☒ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Julie Conde

Address: 42950 Valentine Cir

City: Temecula Zip: 92592

Phone #: 951-275-3265

Date: 7-26-23 Agenda # 21-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose X Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Ray Holyfield

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Alex Holleyfield

Address:

35530 Pamba Rd

(only if follow-up mail response requested)

City:

Temecula

Zip:

92592

Phone #:

92-83-0279

Date:

9/26/22

Agenda #

927.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support

 Oppose

 ✓ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support

 Oppose

 Neutral

I give my 2 minutes to:

Roy Holleyfield Jr

(Revised: 01/11/2021)

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: VICTOR MICHEL

Address: PO Box 918

City: Cobarran Zip: 92230

Phone #: 951-849-2040

Date: 7/25/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Lanny Swerdlow

Language around second meeting 3:10

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DAANE GRIFFITH

Address: _____

City: IDYCLWILD Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose X _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

3:12
Riverside County Board of Supervisors

Request to Speak

UCR Residence UCR Property
Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joseph Messia

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7-26-2022 **Agenda #** Ord 927.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

3:14

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Karen Dillon

Address: _____

(only if follow-up mail response requested)

Temecula Wine
Country
City: _____ **Zip:** _____

Phone #: _____

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

Jörg Huser

time will read for

Riverside County Board of Supervisors

Request to Speak

family emergency

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

3:18

SPEAKER'S NAME: Neal Lohner

10 min

Address: Bermuda Dunes
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 760-902-2708

Date: July 26/22 **Agenda #** 5103

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Victor Ruiz

Address: Coachella
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 760-485-4985

Date: July 26/22 **Agenda #** _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: Neal Lohner

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Adriana Lima

Address: Coccolle
(only if follow-up mail response requested)

City: **Zip:**

Phone #: 760-625-8761

Date: July 26/22 **Agenda #** stvc s

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: Neal Lohner

Emergency left - 16 min

Riverside County Board of Supervisors Request to Speak

Asked Neal Bohner to read comments

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JORG HUSER

Address: 36350 Calle POCO

City: Temecula Zip: 92592

Phone #: 760-613-2728

Date: 7/26/2022 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose X Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: KARENE HUSER

Address: Temecula Valley
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 951-296-8248

Date: 7/26/22 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** X **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: JORG HUSER

**Riverside County Board of Supervisors
Request to Speak**

3:22

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JEREMY OGUL

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 619-309-2234

Date: 7/26/22 **Agenda #** ~~21.1~~ 21.2

SHORT-TERM RENTALS

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

3:25

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Wilson Winery Bill Wilson

Address:

(only if follow-up mail response requested)

City:

Temecula

Zip:

92591

Phone #:

951-326-5559

Date:

7/26

Agenda #

21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ Support ☐ Oppose ☐ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below.

☐ Support ☐ Oppose ☐ Neutral

I give my 2 minutes to:

3:27

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: CHUCK TORRES

Address: 1483 TRENTON
(only if follow-up mail response requested)

City: RIV **Zip:** 92506

Phone #: 909 641-3824

Date: 7/26 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** X **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: _____

3:32
**Riverside County Board of Supervisors
Request to Speak**

6 min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME:

Jonathan Seal

Address:

(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

Agenda #

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☐ **Support**

☐ **Oppose**

☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support**

☐ **Oppose**

☐ **Neutral**

I give my 3 minutes to:

Riverside County Board of Supervisors

Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bob Hensley

Address: 39559 Avenida Arizona

City: Temecula Zip: 92591

Phone #: (951) 203 1407

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Jonathan Seal

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Kary Jensen

Address: 39615 Avenida Arizona
(only if follow-up mail response requested)

City: Temecula **Zip:** 92591

Phone #: 951 237-7324

Date: 7/26 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: Jonathan Seal

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.2
(ID # 19310)

MEETING DATE:
Tuesday, July 26, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: CHANGE OF ZONE NO. 2100000 – PUBLIC HEARING FOR AND INTRODUCTION OF ORDINANCE NO. 927.1 (SHORT TERM RENTALS) AND ORDINANCE NO. 671 (CONSOLIDATED FEES FOR LAND USE) - Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 includes a comprehensive amendment to Ordinance No. 927 (Short Term Rentals), an amendment to Ordinance No. 671 (Consolidated Fees for Land Use) increasing the fees for Short Term Rentals, a request to allocate certain Transient Occupancy Tax (TOT) funds collected from Short Term Rentals to the Code Enforcement Department for enforcement of Ordinance No. 927, and a request to direct the Planning Department and Office of County Counsel to research and prepare a future update to Ordinance No. 927.1. Ordinance No. 927.1 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to, definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. Ordinance No. 671.22 amends Ordinance No. 671 to increase the Short Term Rental initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00, including consideration of a 4% annual increase for each fee. This item also includes a request to set aside 50% of the increase in TOT generated by Short Term Rentals (using FY 21/22 as a baseline) to fund Code Enforcement activities associated with ongoing enforcement of Ordinance No. 927. This item also includes a request to direct the Planning Department and Office of County Counsel to continue researching options for establishing Short Term Rental limits within the Idyllwild and Wine Country areas and prepare an amendment to Ordinance No. 927.1. All Districts. [\$9,000 Total Cost - General Fund 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) **FIND** that Ordinance Nos. 927.1 and 671.22 are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges), based on the findings and conclusions incorporated in the staff report;
- 2) **CONDUCT a public hearing and INTRODUCE, read title, waive further reading of, and adopt on successive weeks ORDINANCE NO. 927.1**, in conjunction with **CHANGE OF ZONE NO. 2100000**, an ordinance amending Ordinance No. 927 (Short Term Rentals) in its entirety related to Short Term Rentals within the unincorporated areas of Riverside County, with updates including definitions, permitting, occupancy, operations, and enforcement;

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- 3) **CONDUCT a public hearing and INTRODUCE, read title, waive further reading of, and adopt on successive weeks ORDINANCE NO. 671.22,** in conjunction with **CHANGE OF ZONE NO. 2100000,** an ordinance amending Ordinance No. 671 (Consolidated Fees for Land Use), to increase the fees related to Short Term Rentals within the unincorporated areas of Riverside County to update the initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00, including consideration of 4% annual increase;
- 4) **DIRECT** the Executive Office to set aside 50% of the increase in Transient Occupancy Tax ("TOT") generated by Short Term Rentals (using FY 21/22 as a baseline) to fund the ongoing Code Enforcement activities associated with enforcement of Ordinance No. 927; and
- 5) **DIRECT** the Planning Department and Office of County Counsel to continue researching options for establishing Short Term Rental limits within the Idyllwild and Wine Country areas and prepare an amendment to Ordinance No. 927.1, as recommended by the Riverside County Planning Commission.

ACTION:Policy


John Hildebrand, Planning Director 7/15/2022

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$9,000	\$0	\$9,000	\$0
NET COUNTY COST	\$9,000	\$0	\$9,000	\$0
SOURCE OF FUNDS: General Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

History

On January 26, 2016, the Riverside County Board of Supervisors ("BOS") adopted the initial version of the Short Term Rental Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the industry and to support a homeowner's business opportunity to utilize their residence for transient occupancy. Resulting from a rapid growth within this industry and challenges related to certification, operation, and enforcement of Short Term Rentals, the BOS directed staff to amend Ordinance No. 927 with new provisions that address these issues. At the February 25, 2020 BOS meeting, a new order was adopted, authored by Supervisor's Kevin Jeffries and Chuck Washington initiating a comprehensive amendment to Ordinance No. 927 and any related ordinances, to establish revised regulations that further minimize secondary community impacts, as well as update enforcement and certification/registration processes. The County Planning Department and Office of County Counsel were directed to prepare and process the amendment. However, the County Code Enforcement Department and Transportation Land Management Agency - Fiscal Services also provided valuable input throughout this ordinance amendment process.

During the process of revising Ordinance No. 927, the Riverside County Grand Jury initiated their own independent review of the County's Short Term Rental (STR) program. The report included a comprehensive analysis of the program management, operations, costs, enforcement, and a comparative analysis of other jurisdiction's STR programs. The final Grand Jury report dated June 7, 2021 is included with this staff report and results in a number of suggestions for updating Ordinance No. 927. Staff concurred with many of the suggestions and had already been working to revise Ordinance No. 927 and establish a greater enforcement program.

In tandem with the Grand Jury's efforts, an ad hoc committee was created by Supervisors Chuck Washington and Manuel Perez, to address the ongoing issues related to STRs, and to also solicit input from the industry, constituents, and communities impacted by STRs. Through a series of meetings, the STR ad hoc committee obtained valuable input and suggestions on how to further regulate the business and protect communities from the negative impacts of transient

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residential occupancy, but also provide a pathway to compliance and enable continued operations of STRs. Many of the suggestions resulting from these meetings have been incorporated in the Ordinance No. 927 amendment.

The County is implementing a holistic approach to the STR program and not simply updating Ordinance No. 927. The County recognizes that without appropriate management and enforcement, Ordinance No. 927 would not be effective and the program would not be sustainable. As a result, the County has contracted with Deckard, an industry leader in STR management. At the time of this staff report preparation, the County is working with Deckard to implement a set of new online registration tools, which makes it easy for STR operators to certify and manage their properties, as well as provides a robust reporting system for County staff. Deckard will also be implementing a thematic mapping system that geocodes STR locations County-wide, providing real-time access and location information about certified STRs.

At the time of drafting this staff report, the County had approximately 1,000 certificated STRs, located County-wide, with an estimated double to triple the number of STRs operating without a County-issued STR certificate. One of Deckard's primary responsibilities will be to locate these unregistered STRs and work with the operators to obtain compliance with the County's ordinances.

One of the biggest issues the County has heard from communities is related to STR enforcement. Recognizing that enforcement of Ordinance No. 927 is critical to its success, the Board of Supervisors authorized the use of additional Code Enforcement officers for this purpose. A Special Enforcement Team (SET) has now been implemented, which is comprised of dedicated Code Enforcement officers who work in the evening and weekend hours to address STR and "Party House" complaints in real-time. A 24/7 enforcement call center with a live operator is now available to take in complaints and appropriately respond, sending either Code Enforcement or requesting Sheriff assistance, depending upon the level of severity of the issue.

Ordinance No. 927.1 is a comprehensive amendment to Ordinance No. 927, Regulating Short Term Rentals, which includes updates resulting from the June 7, 2021 Grand Jury Report, County STR Ad Hoc Committee, County Planning Commission public hearings conducted on April 20, 2022 and May 18, 2022, community feedback, legal requirements, and best practices. The updates to Ordinance No. 927 are designed to create a fair and equitable balance between a homeowner's opportunity for use of their residence as an STR, while simultaneously protecting the surrounding residents within the community from their negative impacts. A draft of Ordinance No. 927.1, which includes the changes discussed during Planning Commission was made available to the general public on the Planning Department website for review and comment approximately 45-days prior to the July 26, 2022 Board of Supervisors hearing.

In addition to the changes proposed under Ordinance 927.1, Ordinance No. 671.22 proposes to amend the initial STR application fees and annual renewal fees based on a nexus study analyzing the appropriate amount of each fee to cover the reasonable costs incurred by the

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departments related to ongoing administration and enforcement of the County's STR program. The nexus study supports an initial STR application fee increase from \$250.00 to \$740.00, and the annual renewal fee increase from \$100.00 to \$540.00. The nexus study also includes consideration of an annual 4% increase to offset the increase in cost of the STR program each year.

Planning Commission Hearings on April 20, 2022 and May 18, 2022

This Ordinance was agendized and discussed at the April 20, 2022 Planning Commission. The Commission took public testimony, recommended revisions to Ordinance No. 927.1, and continued the item to the May 18, 2022 hearing. During the second hearing, the Planning Commission again took public testimony, closed the public hearing, recommended further revisions to Ordinance No. 927.1 and, by a vote of 5-0, recommended the revised Ordinance No. 927.1 be heard by the Board of Supervisors.

Additionally, the Planning Commission recommended considering a potential "Phase 2" analyzing a limit or cap for STRs within the Idyllwild and Wine County areas. Consideration of this amendment includes establishing a boundary area, determining the source of authority for a specific residential unit count, creating an appropriate limit such as a percentage or flat number, and building a methodology for allowing new STRs when capacity becomes available, such as a lottery or ongoing / managed list.

As part of the potential "Phase 2" analysis, the Planning Commission also recommended review of the following issues: access to STRs from a paved road vs. unpaved road as it relates to safety considerations, distinguishing hosted vs. unhosted STRs, and continued evaluation of occupancy provisions.

Major Changes to Short Term Rental Ordinance No. 927

Through continued research, understanding of legal requirements, and implementation of best practices, staff made modifications to the STR Ordinance, leading up to the first Planning Commission, as well as throughout the Planning Commission hearing process to reflect necessary changes and clarifications. The specific provisions below encapsulate the major changes and ongoing discussion items within the updated Ordinance.

Occupancy

The ordinance provision resulting in the most discussion is occupancy. As stated in the latest Ordinance No. 927.1 dated June 7, 2022, the following section describes the occupancy requirements:

Section 8.g.

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1. Unless further limited by the California Building Standards Code, a Responsible Operator shall limit the maximum number of occupants of a Short Term Rental to the lesser of: two (2) persons per Bedroom plus an additional one (1) person in the Short Term Rental or ten (10) persons total. Responsible Operators may increase the maximum occupancy of a Short Term Rental to up to sixteen (16) persons total by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California 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 located on a property of at least five (5) acres, a Responsible Operator shall limit the maximum number of occupants of a Short Term Rental to sixteen (16) persons total, by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California Building Standards Code.

The occupancy limitation is structured this way to better address the negative impacts that large groups of transient occupants can have in smaller dwelling units within residential communities. The 2 persons per bedroom plus 1 additional person occupancy formula was developed as a scalable rule to create an occupancy that is appropriately proportional to the size of the dwelling. However, there is flexibility to modify this formula if it is determined to be too limiting.

The 10 person maximum occupancy for most Short Term Rentals was developed using the guidelines of the California Building Code (CBC). Chapter 3 of the CBC classifies all buildings and structures based on occupancy and use. Section 310, Residential Groups, classifies residential occupancy based on whether the occupants are primarily transient in nature or primarily permanent in nature. "Transient" is defined as "Occupancy of a dwelling unit or sleeping unit for not more than 30 days." Short Term Rental rentals may only be rented for occupancy for less than 30 days. The type of occupancy classification then determines the set of building requirements that will apply: California Residential Code (in whole or in part) or California Building Code (in whole or in part).

Since Short Term Rentals are not currently listed in any of the occupancy classifications, Section 302.1 of the CBC requires us to determine which occupancy type that it "most nearly resembles based on the fire safety and relative hazard." In consultation with the County Building Official, it was determined that a Short Term Rental is similar to a lodging house. Under the R-3 classification, the transient lodging house has a limit of 10 or fewer occupants. Lodging houses with five or fewer guest rooms and 10 or fewer occupants are subject to the California Residential Code. Therefore, since we are likening Short Term Rentals to lodging houses, then Short Term Rentals built according to the specifications of the California Residential Code may allow 10 or fewer occupants. 11 to 16 occupants MAY be allowed, subject to certain physical improvements to the structure, to be determined on a case-by-case basis and could include a

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requirement to install fire sprinklers, exiting signs, and other life-safety features, pursuant to the R-1 occupancy type under California Building Code.

Accessory Dwelling Units ("ADUs")

Based upon State law restrictions prohibiting the use of new Accessory Dwelling Units, as well as any units constructed under SB9, from being used as an STR, this ordinance prohibits the stand-alone renting of all second units, to ensure compliance with State law. The State law restrictions on ADUs and SB9 units is a response to the housing crisis shortage in California.

Onsite Signage

There is a requirement to post an onsite signage in a readily visible location, to inform the surrounding community that the residence is being operated as a Short Term Rental. Furthermore, it's intended to provide direct contact information to the operator, in the event there is an issue. Discussion about signage occurred during both Planning Commission hearings, citing privacy concerns. Staff, including Code Enforcement, maintain that the conversion of a residential structure to a business, Short Term Rental, comes with additional responsibilities and an obligation to be transparent and responsive. Ideally, if there is an issue, the "Responsible Operator" should be the first person to address any issues. The following provision states STR signage requirements:

Section 8.u. The Responsible Operator 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 and a telephone number at which the Responsible Operator may be reached on a 24-hour basis;
3. The maximum number of occupants permitted to stay in the rental unit; and
4. The telephone number of the County's 24-hour Code Enforcement Department telephone number.

Onsite Noise Monitors

In an effort to further reduce potential noise disturbances related to STRs, a provision has been added which requires the installation and monitoring of onsite noise monitors. As written, it

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requires a monitor to be located both on the inside and exterior of the facility. During Planning Commission, similar privacy concerns were expressed by operators. The provision does not specify what brand to use, other than one is required to be used. The intent is to again ensure that the Responsible Operator is the first person to address any issues and a real-time monitoring system provides the tools to manage it. Staff feels that some flexibility could be applied to this provision, if the requirement for an indoor monitor is too restrictive.

Enforcement

Much of the testimony expressed during the Planning Commission hearing and written responses staff received, were related to enforcement of the STR Ordinance. The County recognizes that STRs can have an impact to the surrounding residents of the community if the STRs are not managed appropriately. The revised Ordinance, includes more enforcement provisions, giving Code Enforcement the necessary tools to ensure they may effectively enforce the STR program. Specifically, the administrative citations associated with violations have increased in accordance with State law and after the "Third Strike" the STR certificate will be revoked. The administrative citations provision is as follows:

Section 11.g. Violations of this ordinance shall be deemed a threat to the public health and safety and an infraction. Unless otherwise stated in this section, the administrative citation penalty procedures governing the imposition, enforcement, collection, and administrative review of an administrative citation shall be enforced as authorized in Riverside County Ordinance No. 725 and in accordance with California Government Code Section 53069.4.

The County may issue an administrative citation for any violation of this ordinance, as follows:

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

Concerns from the community about what constitutes a violation and subsequent violation were discussed during the Planning Commission hearing. **Section 11.c.1 – 9** of the Ordinance outlines the types of violations that could result in an administrative citation. A complaint call by itself, would not necessarily result in an automatic administrative citation. The investigating Code Enforcement Officer would review the situation and take action accordingly.

Environmental Findings

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While a large number of changes are proposed in Ordinance No. 927.1, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.1 or Ordinance No. 927.1 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (*Union of Medical Marijuana Patients, Inc. v. City of Upland* (2016) 245 Cal.App.4th 1265, 1273.) The applicability section and some of the operational requirements merely incorporates existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Second, Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.1 is a comprehensive amendment updating and clarifying provisions related to registration and certificates, noise, host education and platforms, and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.1 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

Third, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.22 amends the County's Ordinance No. 671 relating to establishing consolidated fees for land use and related functions. The amendment adds Short Term Rental application fees and renewal fees to Ordinance No. 671 and increases the Short Term Rental application fee to \$740 and the renewal fee to \$540. The increase in the application fee and renewal fee meets the requirements of this exemption because the fees are increased for the purpose of meeting actual County operating expenses. The application fee shall cover the following: property research time, field inspection of the property, in-person meeting with a responsible party or property manager, and documentation/report/permit issuance/denial of the application. The application fee also includes internal staffing costs plus a 4% annual increase and a 24-hour hotline cost to receive complaints on STR permittees. The renewal fee shall cover the following: administrative review of the documentation for the permitted use or compliance review which is more labor intensive and includes a more detailed

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investigation of the history of STR compliance at the property. A nexus study was prepared for the increase in both the application fee and renewal fee and is included with the staff report.

Impact on Residents and Businesses

This is a comprehensive overhaul to the County's Short Term Rental Ordinance and is intended to provide additional protections and safeguards to communities from potential impacts related to STRs, but also provide a pathway for homeowners to operate an STR. Upon implementation of this Ordinance, impacts will be reduced and enforcement will have a greater role in ensuring that STRs are operated responsibly.

Additional Fiscal Information

This project includes an amendment to Ordinance No. 671, which increases the initial Short Term Rental application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00. This increase has been analyzed through a Nexus Study and is intended to provide an ongoing funding source for Code Enforcement's efforts related to STR inspections and management of the program, as well as staffing of their Special Enforcement Team.

Additionally, this project is requesting that the Executive Office set aside 50% of the increase in Transient Occupancy Tax ("TOT") generated by Short Term Rentals (using FY 21/22 as a baseline) to further fund the ongoing Code Enforcement activities associated with enforcement of Ordinance No. 927.

Contract History and Price Reasonableness

Although not part of this Board hearing, the County previously entered into a contract agreement with Deckard Technologies to provide management and registration services of the Short Term Rental Program. Deckard was selected through an RFP process and is currently coordinating with the County to implement their online toolkits. Rollout of their system will be contingent upon the STR Ordinance overhaul becoming effective.

EXHIBITS:

Exhibit A-1: Ordinance No. 927.1 – Short Term Rentals (redline version)

Exhibit A-2: Ordinance No. 927.1 – Short Term Rentals (clean version)

Exhibit B: Ordinance No. 671.22 - Consolidated Fees for Land Use

Exhibit C: Board of Supervisors Initiation

Exhibit D: 05-18-2020 Planning Commission Report

Exhibit E: 04-20-2020 Planning Commission Report

Exhibit F: Airport Land Use Commission Report

Exhibit G: Nexus Study

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Exhibit H: Grand Jury Report

Exhibit I: Notice of Exemption – CEQA



Jason Farin, Principal Management Analyst 7/20/2022

Maxwell, Sue

From: COB
Sent: Monday, July 25, 2022 6:28 PM
To: Fernandez, Pep; Wells, Robert
Cc: COB; Hildebrand, John; Jeffrey Van Wagenen (JVanWagenen@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Rogers, Dave; Sayori N Baldwin (SBaldwin@RIVCO.ORG); Young, Alisa (AYoung@RIVCO.ORG); District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District3; District5; Office of 2nd District Supervisor; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: July 26 2022 Item 21.2 on STRs Debra Watson slides for 7/26/22 hearing
Attachments: Debra Watson slides for 7/26/22 hearing; Debra Watson slide presentation for 7/26/22; Debra Watson slides for 7/26/22 hearing

Hi Pep & Rob,

I'm not sure if you also received these COB emails (one below and 3 attached) from what appears to be Debra Watson, with no comments or direction...but presuming she will be here in person for Public Comment and want these displayed.

Thank you kindly,

Sue Maxwell

Board Assistant

Riverside County Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

cob@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



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From: dj hall <debrahwatson@gmail.com>

Sent: Monday, July 25, 2022 4:47 PM

To: COB <COB@RIVCO.ORG>

Subject: Debra Watson slides for 7/26/22 hearing

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.

PDF format



The one access road into Cahuilla Hills





some of the 10 party houses

Cahuilla Hills Policy Area

West of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south, and east, within the unincorporated area of Riverside County, is the rural residential desert community of Cahuilla Hills. Nestled at the foot of the Santa Rosa and San Jacinto Mountains and the National Monument of the same name, this community is approximately one square mile in size and is characterized by a unique, semi-wild desert setting of complex and rugged terrain, large open washes, deep canyons, and prominent ridgelines offering panoramic views. It is also generally highly visible from nearby areas within the City of Palm Desert.

Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to onsite sewage disposal. There is currently only one point of full access/egress to this area and, while enhancing the area's privacy and serenity, this limited access potentially impacts the County of Riverside's ability to provide emergency services to the community. Accordingly, additional development could subject residents living in Cahuilla Hills to increased potential impacts from flooding, fire, hazardous materials incidents, earthquakes, and other potential hazards, because of the area's limited circulation system.

Due to localized problems of shallow soils and depth-to-bedrock and other site limitations, potential new lots may be infeasible for onsite sewage disposal systems. Therefore, all new onsite sewage disposal systems on existing lots shall be subject to the approval of the Riverside County Environmental Health Department and all new onsite sewage disposal systems on new land divisions shall be subject to the approval of both the Riverside County Environmental Health Department and the Colorado River Basin Regional Water Quality Control Board.

Finally, the scenic quality of the community's peaks, ridgelines, and hillside, and problems of erosion and runoff could be exacerbated from ill-planned and excessive grading activities. Therefore, grading for residential building pads, drive ways, access roads, etc. shall be the minimum necessary for development, shall avoid unmitigated onsite and offsite erosion and runoff impacts, and shall be designed to protect the scenic qualities of the community.

To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not result in any parcels less than 5 acres gross unless the development proposals can provide two points of access, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Department; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation. Lot line adjustments between existing lots shall be consistent with the General Plan and demonstrate that the proposed new lot configurations will be equivalent or superior to existing lot configurations in regard to access, onsite sewage disposal, and overall minimization of any grading necessary to develop the lots.

WCV/AP 4.1

All new land divisions shall not result in any parcels less than 5 acres gross unless two points of access are provided, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Department; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation.

WCV/AP 4.2

All new land divisions shall meet the sewage disposal requirements of both the Riverside County Department of Environmental Health and the Colorado River Basin Regional Water Quality Control Board.

Cahuilla Hills Policy Area

Westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south, and east, within the unincorporated area of Riverside County, is the rural residential desert community of Cahuilla Hills. Nestled at the foot of the Santa Rosa and San Jacinto Mountains and the National Monument of the same name, characterized by a unique, semi-wild desert setting of complex and rugged terrain, large open washes, deep ravines, and prominent ridgelines offering panoramic views.

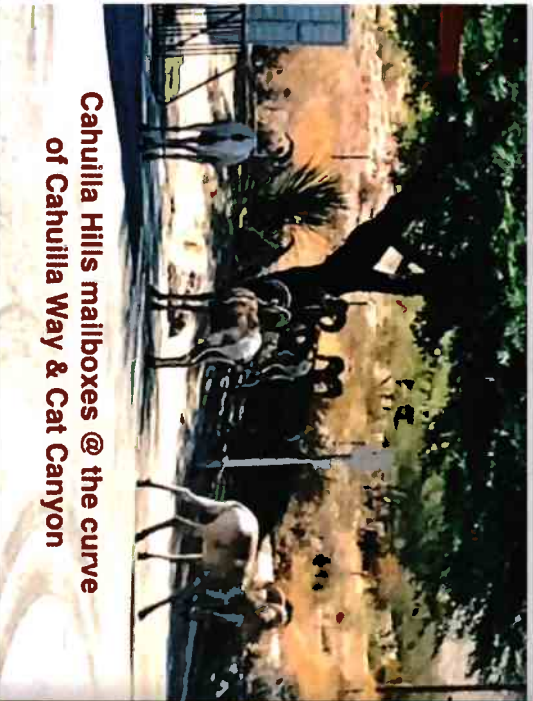
Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to onsite sewage disposal. There is currently only one point of full access/egress to this area and, while enhancing the area's privacy and serenity, this limited access potentially impacts the County of Riverside's ability to provide emergency services to the community. Accordingly, additional development could subject residents living in Cahuilla Hills to increased potential impacts from flooding, fire, hazards, because of the area's limited circulation system.

Due to localized problems of shallow soils and depth-to-bedrock and other site limitations, potential new lots may be infeasible for onsite sewage disposal

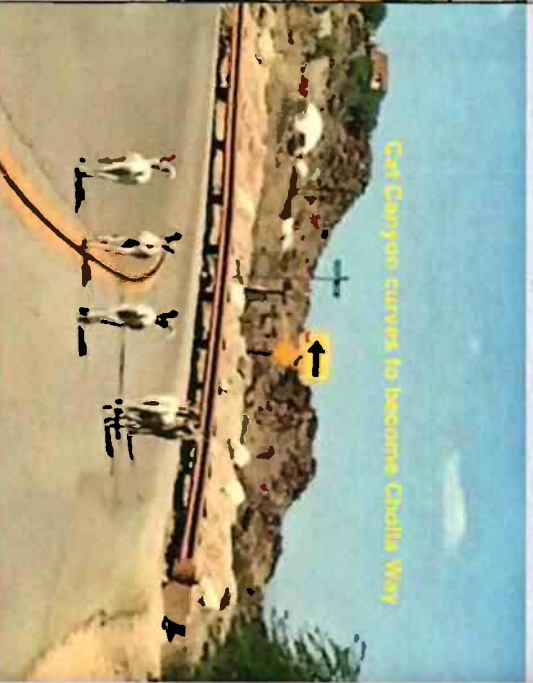
Finally, the scenic quality of the community's peaks, ridgelines, and hillsides, and problems of erosion and runoff

shall be designed to protect the scenic qualities of the community.

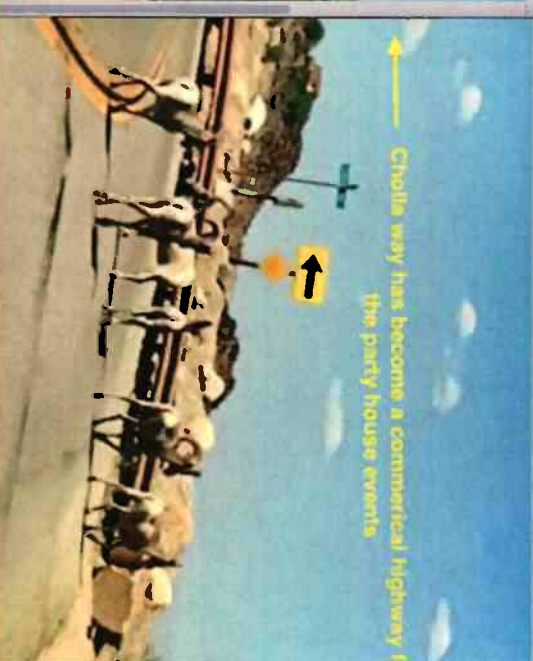
To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not



**Cahuilla Hills mailboxes @ the curve
of Cahuilla Way & Cat Canyon**



Cat Canyon curves to become Cholla Way



**Cholla way has become a commercial highway for
the party house events**

[REDACTED]

To protect the residents living in the community of Cabuilla Hills, while retaining its desired rural character and scenic resources,

[REDACTED]

PLEASE NOTE:

I can provide each and all of you a flash drive of my original slide presentation of 40 slides.

They contain substantial documentation of STR's vast quantity of advertising, huge events, many service trucks, party buses, blocked roads, hotel-like grounds, buildings, and offered amenities, fire hazard equipment, etc.

I have spent months of research and it is documented in the "original" slide show I presented to you earlier this year.

Debra Watson, 71700 Cholla Way, Palm Desert, CA 92260

Maxwell, Sue

From: cob@rivco.org
Sent: Wednesday, July 13, 2022 2:39 PM
To: COB; debrahwatson@gmail.com
Subject: Board comments web submission

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First Name: toby
Last Name: watson
Address (Street, City and Zip): 71700 cholla way , palm desert, CA 92260
Phone: 310-482-7734
Email: debrahwatson@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: CZ2100000-ord.927 / short term rental ordinance
State your position below: Oppose
Comments: allowing short term rentals in Cahuilla Hills goes completely against everything stated in the Dec. 10, 2019 "Western Coachella Valley Area Plan", "Cahuilla Hills Policy Area."

The current party houses are ruining are quality of life. This is a quiet, rustic, rural community. The many events at the party houses include 100 to 400 people and even more!!! Cholla Way becomes a highway on the days of the events and the preceding and succeeding days. The noise, the light pollution, actual pollution, and impact on the roads, natural environment, and even Big Horn sheep (they can be seen on Cholla Way) are highly disruptive to the residents who live here in effort to avoid urban problems. We residents are the constituents. The LLC's and other corporations who own the party houses/resorts are not the constituents!

Attachments (Must be .pdf, .doc, or .docx): [a.pdf](#)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.



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<https://www.kempacollection.com> > reservations
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<https://www.kempacollection.com> > about
About Kempa Collection

From: cob@rivco.org <cob@rivco.org>
Sent: Tuesday, July 12, 2022 11:14 AM
To: COB <COB@RIVCO.ORG>; debrahwatson@gmail.com
Subject: Board comments web submission



First Name: debra
Last Name: watson
Address (Street, City and Zip): 71700 cholla way palm desert, CA 92296
Phone: 310-482-7734
Email: debrahwatson@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: Proposed Short-Term Rentals Ordinance for Board of Supervisors Consideration Hearing
State your position below: Oppose
Comments: STRs should not be allowed in this quiet, rural and natural desert environment.

The number of STRs is growing in Cahuilla Hills. The majority of them host large (100's + people attending). They pose many threats to the quality of life of residents, safety of residents, wildlife, infrastructure, etc. A great concern is that there is only 1 access road into the entire area. It becomes very narrow (like all of the roads in Cahuilla Hills). When there are events with 100 - 400 people (often, simultaneous events) emergency access in and out of the area is a grave concern.

The allowing of STRs and the huge amount of traffic

—several days before , during, and after the events there many rental equipment trucks coming and going. For the event there are many party buses coming and going. And additionally, many guests use their own vehicles which speed down the street/s in the middle of the night—

Is in direct contradiction to the Dec. 10, 2019, "Western Coachella Valley Area Plan", "Cahuilla Hills Policy Area.

Attachments (Must be .pdf, .doc, or .docx): [Screen-Shot-2022-07-12-at-10.48.19-AM-copy-2.pdf](#)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220712 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

7/26/22 21.2

Western Coachella Valley Area Plan

This report points out the concerns for emergency access, sewage and waste, etc. The party houses often have 50 - 100's of people. Emergency vehicles access is compromised, and septic systems can't accommodate such crowds.

Cahuilla Hills Policy Area

West of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south, and east, within the unincorporated area of Riverside County, is the rural residential desert community of Cahuilla Hills. Nestled at the foot of the Santa Rosa and San Jacinto Mountains and the National Monument of the same name, this community is approximately one square mile in size and is characterized by a unique, semi-wild desert setting of complex and rugged terrain, large open washes, deep ravines, and prominent ridgelines offering panoramic views. It is also generally highly visible from nearby areas within the City of Palm Desert.

Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to onsite sewage disposal. There is currently only one point of full access/egress to this area and, while enhancing the area's privacy and serenity, this limited access potentially impacts the County of Riverside's ability to provide emergency services to the community. Accordingly, additional development could subject residents living in Cahuilla Hills to increased potential impacts from flooding, fire, hazardous materials incidents, earthquakes, and other potential hazards, because of the area's limited circulation system.

Due to localized problems of shallow soils and depth-to-bedrock and other site limitations, potential new lots may be infeasible for onsite sewage disposal systems. Therefore, all new onsite sewage disposal systems on existing lots shall be subject to the approval of the Riverside County Environmental Health Department and all new onsite sewage disposal systems on new land divisions shall be subject to the approval of both the Riverside County Environmental Health Department and the Colorado River Basin Regional Water Quality Control Board.

Finally, the scenic quality of the community's peaks, ridgelines, and hillsides, and problems of erosion and runoff could be exacerbated from ill-planned and excessive grading activities. Therefore, grading for residential building pads, driveways, access roads, etc. shall be the minimum necessary for development, shall avoid navigated onsite and offsite erosion and runoff impacts, and shall be designed to protect the scenic qualities of the community.

To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not result in any parcels less than 5 acres gross unless the development proposals can provide two points of access, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation. Lot line adjustments between existing lots shall be consistent with the General Plan and demonstrate that the proposed new lot configurations will be equivalent or superior to existing lot configurations in regard to access, onsite sewage disposal, and overall minimization of any grading necessary to develop the lots.

WCVAP 4.1 All new land divisions shall not result in any parcels less than 5 acres gross unless two points of access are provided, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation.

WCVAP 4.2 All new land divisions shall meet the sewage disposal requirements of both the Riverside County Department of Environmental Health and the Colorado River Basin Regional Water Quality Control Board.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 9:50 AM
To: COB; elizhinckley@gmail.com
Subject: Board comments web submission

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First Name: Elizabeth
Last Name: Hinckley
Address (Street, City and Zip): 54283 Valley View Dr, Idyllwild, CA 91024
Phone: 3234397013
Email: elizhinckley@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 927.1
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 10:37 AM
To: COB; krpomer@gmail.com
Subject: Board comments web submission

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First Name: Karen
Last Name: Pomet
Address (Street, City and Zip): 62586 Idyllmont Rd
Phone: 9516592635
Email: krpomer@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: STR Ordinance 927.1
State your position below: Support
Comments: We desperately need local enforcement a CAP on percentage of STRs in Idyllwild. I'm currently almost completely surrounded by STRs.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 11:56 AM
To: COB; dickinsontomg@gmail.com
Subject: Board comments web submission

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First Name: Bev
Last Name: McCullough
Address (Street, City and Zip): 25835 Cassler Drive, Idyllwild, CA 92549
Phone: 9517417287
Email: dickinsontomg@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 926 STR
State your position below: Support
Comments: We support limiting the # of STRs.
Over 25 percent of the dwellings within 200 feet of our property are STRs or have recently sold and are being prepared to be STRs. This impacts safety, traffic, fire hazard, water use, disaster preparedness, code compliance, noise and community.
We support full time compliance response in our community.
We support penalties for STR owners who threaten local property owners who rightfully report lack of compliance with STR rules.
(This has happened in our neighborhood after someone called the fire dept. re an STR.)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 2:09 PM
To: COB; Bebograham@aol.com
Subject: Board comments web submission

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First Name: John
Last Name: Graham
Address (Street, City and Zip): PO Box 1543
Phone: 9513169191
Email: Bebograham@aol.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Support
Comments: Support w/edits.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: tricia kuehl <tricia.kuehl@outlook.com>
Sent: Friday, July 22, 2022 3:30 PM
To: COB
Subject: Presentation for BOS meeting July 26
Attachments: Tricia Kuehl July26 presentation.pptx

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Hello

Attached is my presentation for the Board of Supervisors meeting on July 26th. This is for the Short Term Rental ordinance item

My name is Tricia Kuehl. Please let me know if you have any questions.

Thank you
Tricia Kuehl

AVANTSTAY

25 Best places to buy a vacation home in 2022

#2. Temecula*

“A Tourist’s Secret Paradise”, Temecula snuck into our top three places for investing
*Short-term rentals are not permitted in the City of Temecula, but we suggest purchasing rentals in Temecula Wine Country, De Luz and other unincorporated areas of Riverside County.





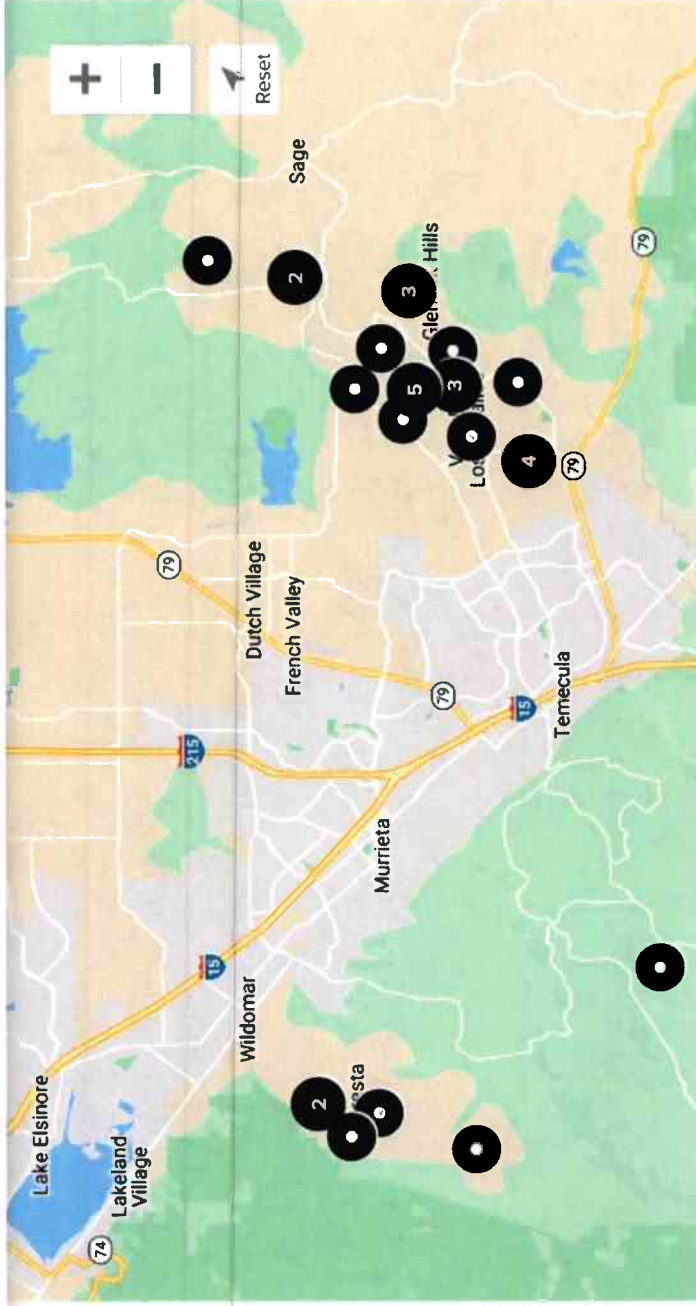
HOMES & VILLAS
BY MARRIOTT INTERNATIONAL

SEARCH

< California

Temecula
CALIFORNIA

SEE ALL HOMES







Maxwell, Sue

From: tricia kuehl <tricia.kuehl@yahoo.com>
Sent: Friday, July 22, 2022 3:15 PM
To: COB
Subject: Presentation for July 26 - Item 21.8 Short Term Rentals
Attachments: STR presentation 7-26-22.pptx

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Hello

Attached is my presentation for the Tuesday July 26th Board of Supervisor Meeting. This is in regards to the Short Term Rental ordinance, Item 21.8.

Thank you
Ron Kuehl



Supervisor's Meeting
Draft Ord. 927.1
July 26, 2022

Ronald A. Kuehl, Presenter
Wine Country Resident since 2007
District WC-R

Draft Ordinance 927.1

- The residents in Wine Country have had enough of the lawlessness perpetuated by absentee STR investors and operators. We now live in the Wild, Wild, West where anything goes!
- Don't be fooled that only unpermitted STR's are the problem!
- We support the new draft ordinance and believe it should be passed immediately to allow for enforcement County-wide.
- My approval of this draft assumes that their will be a phase II to capture the various restrictions and other special circumstances.
- Ordinance 927.1 doesn't apply to Wine Country, since more restrictive land uses have been codified in Wine Country for years.

Supervisors Take Action!

- The Board of Supervisor's role is to protect the health, safety and welfare of the residents, not investors!
- Please do not be jaded by additional TOT dollars at the expense of our peaceful way of life.....our American dream has become a nightmare!
- Since the Marriott Hotel chain is now in the Wine Country STR business, some STR's are now actually hotels.
- Temecula Wine Country is the #2 location in the nation to purchase vacation rental property, due largely in part to the lack of appropriate regulation, rules, enforcement of existing land use codes.

STR's are in violation of the General Plan & Ord. 348

- GP District WC-R: The purpose of the Wine Country Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities. (Transients don't balance tourism)
- Cottage inn is only lodging allowed in WC-R.....Ord 348: it shall be conducted within the one-family dwelling unit, is secondary to the principal use of the one family dwelling as a residence.
- Cottage inn definition per Ord 348: A dwelling unit with (5) or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation and is solely owned and operated by the property owner.
- Summary: Wine Country Residential (WC-R) only allows for an owner occupied/operated Cottage Inn. We are in support of Owner-occupied lodging!

STR's are in violation of the General Plan & Ord. 348

- Vintners, equestrians and residents have worked with the County for decades to perfect the vision and land uses allowed in Wine Country.
- STR's per 927 in any part of Wine Country conflict with Ordinance 348 and the many hosted lodging facilities described therein:
Cottage Inn, Country Inn, Bed and Breakfast, Hotel....(all Hosted).
- Please enforce your current zoning and land use requirements of Ord 348 and the General Plan, or we will lose our peaceful way of life in Wine Country.

How Do We Move Forward?

- Please approve ordinance 927.1 and the phase II process as described.
- Please approve a **PAUSE** on issuing new STR permits until resolution of violations and restrictions, similar to San Bernardino County.
- Since STRs in Wine Country are in violation of Ord 348: Give STR owners 30 days to convert to Owner occupied Cottage Inns, Country Inns, etc. or revoke their permits!
- Fund more Code Enforcement. We understand that the current team is a fraction of the size it was in years past. This lack of Code Enforcement has allowed unlawful behavior in Wine Country to go unchecked for years! It is time to clean up the mess!

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, July 26, 2022 8:56 AM
To: COB; catalinabbrealty@gmail.com
Subject: Board comments web submission

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First Name: Randy
Last Name: Kingston
Address (Street, City and Zip): 40525 Chaparral Drive, Temecula, CA 92592
Phone: 9517606028
Email: catalinabbrealty@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: STR Revisions
State your position below: Oppose
Comments: Proposed revision to eliminate all ADU's from STR status excessive.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 10:24 PM
To: COB; laura@barcoach.com
Subject: Board comments web submission

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First Name: laura
Last Name: wilson
Address (Street, City and Zip): 52597 Laurel Trail Idyllwild90
Phone: 949 689-5432
Email: laura@barcoach.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: ordinance 927.1 short term rentals
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, July 26, 2022 3:31 AM
To: COB; momoflight@GMAIL.COM
Subject: Board comments web submission

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First Name: Cindy
Last Name: Light
Address (Street, City and Zip): 80625 Virginia Ave
Phone: 7609698180
Email: momoflight@GMAIL.COM
Agenda Date: 07/26/2022
Agenda Item # or Public: 21.2
Comment:

State your position below: **Neutral**

Comments: Purveyors of Leisure is a short term vacation rental business that has been doing things right the whole time. Though we show support for 98% of the regulations within this agenda, because we have operated in this way as a standard for years, items such as a required sign in the front lawn puts our houses at danger for targeting, along with our guests. Also, and Most importantly limiting our large multi family dwellings which are 8-11 bedrooms to 10 person occupancy completely undercuts our business plan which caters to corporate groups and family gatherings. When proper limitations are brought to the guest's attention during an in person check in we are able to mitigate 99% of all disturbances.

We have been industry leaders in being five star neighbors as well as five star hosts and believe that proper regulations need to be placed officially, however, matters such as this occupancy limit should be more fair to dwellings of our particular size and when rentals are done right we should be rewarded instead of sanctioned.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

From: COB <COB@RIVCO.ORG>
Sent: Tuesday, July 26, 2022 8:02 AM
To: alex@twcvillas.com
Cc: COB <COB@RIVCO.ORG>; Fernandez, Pep <PeFernandez@Rivco.org>; Wells, Robert <RWells@Rivco.org>
Subject: Board comments web submission (Alexandra DeCarlo)

Good morning Mrs. DeCarlo,

You previously submitted 4 pdfs and requested they be shown during your public comment, which due to the number of speakers today will be limited to 2 minutes. (We will stay with your initial request.)

The YouTube video links below are not feasible to play with the time limitation; however, you may forward them to your associates (as we are doing for the Board of Supervisors).

Thank you for your cooperation and understanding.

With best regards,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: cob@rivco.org <cob@rivco.org>
Sent: Monday, July 25, 2022 7:28 PM
To: COB <COB@RIVCO.ORG>; alex@twcvillas.com
Subject: Board comments web submission



First Name: Alexandra
Last Name: DeCarlo
Address (Street, City and Zip): 36130 Meadow Ridge Rd Temecula 92592
Phone: 951-331-1515
Email: alex@twcvillas.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2

State your position below: Neutral

Comments: I will be at the meeting in-person. I will be assigning the following YouTube videos to be played for the Public Comments time for some of my associates who will be there in person and will request to speak:

<https://youtu.be/oxrysJVxr00>
Save Our Family Gatherings (1:09)

<https://youtu.be/uMveVAzMhTQ>
Steve Vukovich, Owner, Blue Pacific Pools (1:23)

<https://youtu.be/cZZHKDhzPwo>
Love My Family Vacations (16 secs)

<https://youtu.be/5LOZNLrFBUo>
Dave Thompson Temecula Valley Custom Pools (2:21)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 1:41 PM
To: COB; alex@twcvillas.com
Subject: Board comments web submission

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First Name: Alexandra
Last Name: DeCarlo
Address (Street, City and Zip): 36130 Meadow Ridge Rd, Temecula 92591
Phone: 951-331-1515
Email: alex@twcvillas.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral
Comments: I will be presenting in person tomorrow. I would like to use the attached presentation.
Attachments (Must be .pdf, .doc, or .docx): BOS-Mtg-July-26-2022.pdf

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 7:28 PM
To: COB; alex@twcvillas.com
Subject: Board comments web submission

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.



First Name: Alexandra
Last Name: DeCarlo
Address (Street, City and Zip): 36130 Meadow Ridge Rd Temecula 92592
Phone: 951-331-1515
Email: alex@twcvillas.com
Agenda Date: 07/26/2022

Agenda Item # or
Public Comment: 21.2

State your position
below: Neutral

Comments: I will be at the meeting in-person. I will be assigning the following YouTube videos to be played for the Public Comments time for some of my associates who will be there in person and will request to speak:

<https://youtu.be/oxrysJVxr00>
Save Our Family Gatherings (1:09)

<https://youtu.be/uMveVAzMhTQ>
Steve Vukovich, Owner, Blue Pacific Pools (1:23)

<https://youtu.be/cZZHKDhzPwo>
Love My Family Vacations (16 secs)

<https://youtu.be/5LOZNlrFBUo>
Dave Thompson Temecula Valley Custom Pools (2:21)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

VRON Riverside County

Vacation Rental Owners and Neighbors

Draft Ordinance 927.1

Presented to the Riverside County Board of Supervisors

07/26/2022

Alexandra DeCarlo

Ordinance 927.1 is NOT Ready for a Vote on Occupancy

Occupancy Limits Proposed will Kill the Local STR Industry

Occupancy Limits in Draft Ordinance have NO basis or data behind them

- Are the high occupancy STRs the biggest violators?
- For Past violations, what's the bedroom count and listed occupancy for each violation?
- How many STR violations have there been in 2021?
- Were past STR violators licensed or not licensed?
- How many licensed STRs will be affected by this change in occupancy?

VRON Requested data that would answer the questions above.

This data was NOT available!!!

Considerations Before Voting on a New Ordinance

Enforce the existing ordinance that was passed in 2016.

- Use Deckard Technology's Rentalscape Software to find STRs who are operating without a permit.
- Getting unlicensed STRs to follow the existing ordinance will reduce STR nuisance by over 70%

95% of Riverside County's STR problems will be resolved with just the following changes:

1. Requiring Booking Platforms (AirBNB and VRBO) to Not Allow Booking to be completed for Unlicensed STRs
2. Requiring Operators to Install and Use Noise Sensors at their Short Term Rentals (STRs)
3. 3-Strikes Rule and Fines for BOTH Owners/Operators and Unruly Guests

Another Great Idea: Welcome Video from Rivco Supervisors

Impacted County Revenues

- Property Values in Riverside County will drop due to STR restrictions
 - STR opportunities have increased property values in Riverside County by over 10%. Restrictions on STRs will negatively impact property values up to 10% depending on the restrictions.
- Property Tax revenues will drop
- TOT Revenue will decrease
- Tourism will decrease
 - Job losses
 - Business losses
 - Lost investment in tourism

QUESTION:

Has Riverside County met its fiduciary responsibility to its continuants by studying the financial impacts of passing 927.1 as-written?

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 1:43 PM
To: COB; tom@twcvillas.com
Subject: Board comments web submission

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.



First Name: Thomas
Last Name: DeCarlo
Address (Street, City and Zip): 36130 Meadow Ridge Rd Temecula, 92592
Phone: 310-971-3906
Email: tom@twcvillas.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral
Comments: I will be presenting in person tomorrow. I would like to use the attached presentation.

Before I begin the presentation, I would like to have the following video played as part of my time:

<https://m.youtube.com/watch?v=MV2B5H6b8HI>

Thank you!

Attachments (Must be .pdf, .doc, or .docx): Tom-BOS-Mtg-07.26.2022.pdf

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

***VRON Riverside County**

Vacation Rental Owners and Neighbors

Draft Ordinance 927.1

Presented to the Riverside County Board of Supervisors

07/26/2022

***VRON is a 100% volunteer-run organization comprising Over 80% of the STR Owners and Operators throughout unincorporated regions of Riverside County. All funding comes directly from Member Owners and Operators.**

Thomas DeCarlo

What do the California State Laws Say Regarding Maximum Occupancy?

The CA Health & Safety Code Adopted Section 503(b) of the Federal Uniform Housing Code

The "two plus one" formula has never gained legal status at the state or federal level.

"Requires that a dwelling unit have at least one room which is not less than 120 square feet in area and allows 2 people to sleep in the 120 square foot room" (*does not say "bedroom"*).

The Uniform Housing Code (Section 503.2) further states that where more than two persons occupy a room used for sleeping purposes, the *required* floor area shall be increased at the rate of 50 square feet for each occupant in excess of two.

Example: 3 Bedroom, 2200 sq ft home (excluding kitchen)
Section 503(b) of the Federal Uniform Housing Code Max legal Occ = 41 people

VRON Position:

Use the Uniform Housing Code (section 503.2) (same as The California Health and Safety Code) to determine the legal maximum number of occupants allowed for overnight occupancy in the dwelling unit with a reasonable maximum occupancy cap

What is a reasonable occupancy cap?

The occupancy cap set by owners/operators who have had no nuisance issues.

VRON has come up with several ideas of reasonable occupancy caps.

Children under the age of 2 years old should not be counted (this is standard for booking platforms such as Airbnb and VRBO)

Special Variances for unique properties should be considered upon request.

Examples: Large acreage properties

Multiple unit properties

Large square footage properties

Grandfathering existing properties who have not been nuisances

Should Occupancy be Based on: Square Footage or Bedroom Count?

First Draft of Ord 927.1: (Square Footage)

The maximum occupancy of a Short Term Rental shall be...one (1) person per every two hundred (200) square feet of building area, excluding garage or other accessory buildings; or sixteen (16) persons, whichever is least. In no case may the occupancy of a Short Term Rental exceed sixteen (16) people.

Second Draft of Ord 927.1: (Bedroom Count)

The maximum occupancy of a Short Term Rental shall be ...two (2) persons per bedroom, plus one additional person per unit

Problem with Bedroom Count Occupancy Limits:

- APN Bedroom counts are often not correct.
- Bedroom count does not take into consideration bonus rooms (libraries, dens, etc.) and high square footage homes

STR Draft Ordinance 927.1 Issues

- 2/3 of Riverside County STRs are unpermitted. These unpermitted STRs create over 80% of STR problems.
 - Already approved by Rivco BOS: Using Deckard Technology's Rentalscape Software finds unpermitted STRs
- 95% of all STR problems get corrected if:
 - All STRs are registered and pay TOT taxes
 - Booking platforms (Airbnb, VRBO, Booking.com) require STR license to book
 - 3-Strikes rule and fines for both Owners/Operators and Guests
 - Noise Sensors – Problem solved before it becomes a nuisance to neighbors
- 2 x # Bedrooms +1 will make almost all STRs uneconomical
- Significant State and Local Taxes/Revenues Impacted

From: cob@rivco.org <cob@rivco.org>
Sent: Monday, July 25, 2022 1:27 AM
To: COB <COB@RIVCO.ORG>; bevmc2@gmail.com
Subject: Board comments web submission



First Name: Beverlee
Last Name: McCullough
Address (Street, City and Zip): 25835 Cassler Drive, Idyllwild, CA 92549
Phone: 951-741-7287
Email: bevmc2@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: Agenda Item # 21.2
State your position below: Neutral

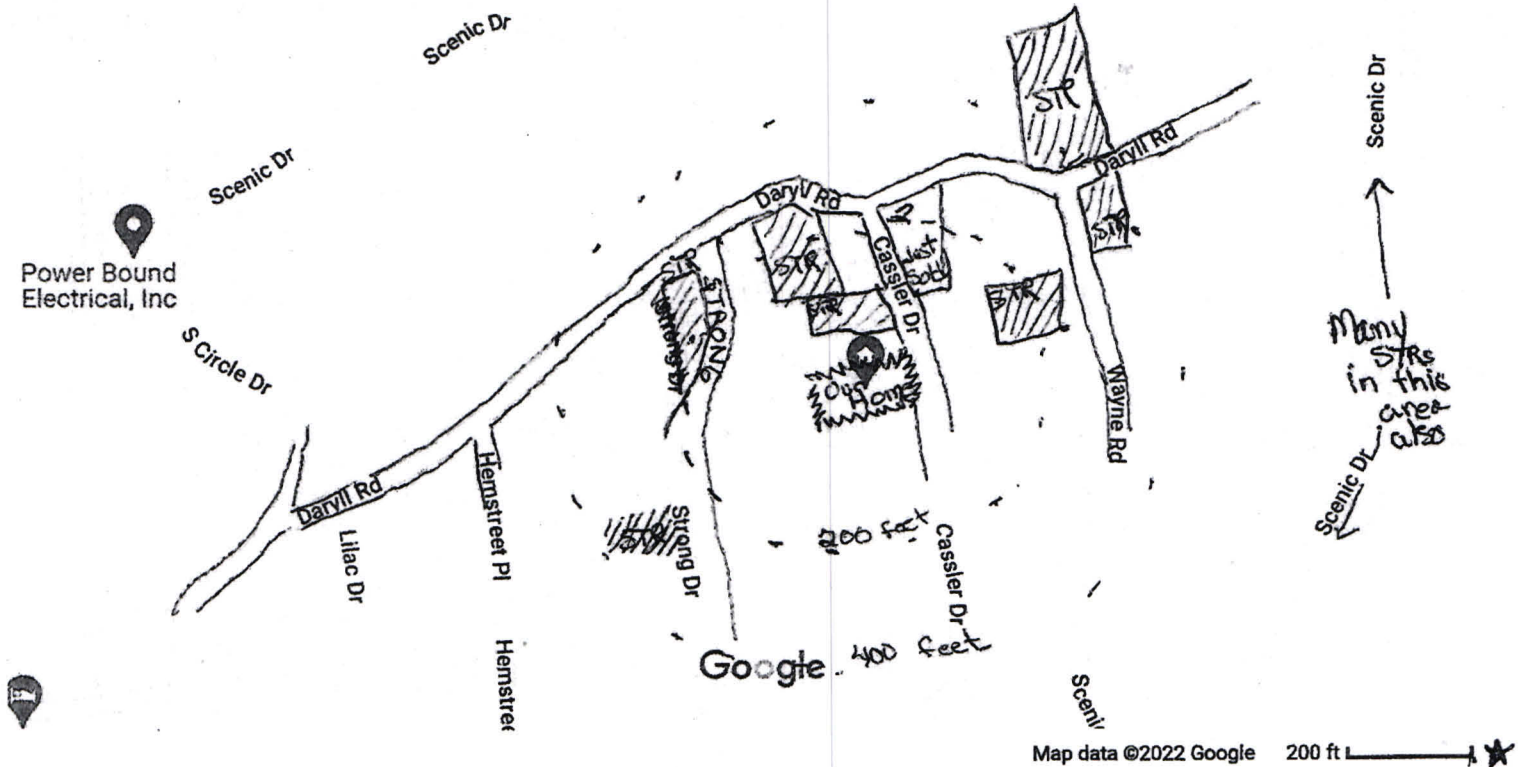
Comments: Our home now has three STRs within 200 feet. See attachment.
Another large home within 200 feet was recently purchased, flipped with 2 bedrooms and a bath added and is in the process of becoming a STR.*
Another home sold this month. We do not know if it will also become a STR.
Four residences of the nineteen residences within 200 feet (counting our own) is a 21% density in our immediate neighborhood. There are at least three additional STRs within 400 feet of our property for a total of seven known as of today.
Our concerns:
1. Density
STRs are commercial enterprises in our neighborhood with no limit to density.
Please consider 10% density with owners living nearby given first preference.
These are investor properties for people who do not live in our community or take part in volunteering in our community. We know of only one nearby STR owner who even lives in Riverside County. One STR owner brags of owning six STRs...at least two in Idyllwild. The situation is so discouraging that long time residents are considering moving away.
We need volunteers for the fabric of our community. We are CERT volunteers and very concerned about the impact of STR renters in a disaster. We could easily have 28 people within 200 feet of our house with no idea of how to vacate in a fire, and what to do in a power outage or an earthquake. STRs with a minimum of 6 people/rental also impact water use for laundry, hot tubs and showers in our water shortage area.
2. We request 24/7 Compliance coverage. With so many owner managers who do not live in the area, our neighbors have to call the Sheriff's office for problems at night and during weekends. This is not an optimal use of resources.
Retaliation : Compliance coverage would also protect neighbors from retaliation for calling the property owner. After nicely contacting a STR owner about noise issues, we were threatened with legal recourse by this same STR owner who accused us of calling the Idyllwild Fire Dept. about the smell of gas at the STR. We were not even in the State at the time! A neighbor would be grateful for a concern about fire in our community, an out of area STR investment owner, apparently not!
We request consequences for any retaliation or threat of retaliation if a neighbor raises a concern about STR rules not being followed.
Safety:
These are commercial properties and need the same safety inspections as all commercial hotels to protect guests. For example: *A home in our neighborhood which was last permitted in 1988, lived in for three months during the ensuing years, and has an active spring under the house, was recently purchased for a STR. The basement was covered with cement, two bedrooms and a bath were added. When we raised concerns to Riverside County about the septic drain field for this now six bedroom, three bathroom home, we were told by the county that "The reality is we have 1000 buildings to look at. No one will be able to look at this house. After it is occupied, if you smell sewage, give us a call back."

Attachments (Must be .pdf, .doc, or .docx): [STR.21.2-McCulloughSpeaker..pdf](#)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

STRs within 200 feet from our home

Google Maps



As of 7/24/2022:

Within 200 feet of our property there are three active STRs

$$3 \text{ STRs} / 19 \text{ dwellings} = 15.8\%$$

One large property is being prepared to be a STR

$$4 \text{ STRs} / 19 \text{ dwellings} = 21.1\%$$

One property sold this month. We do not know if it will become a STR

$$\text{possibly } 5 \text{ STRs} / 19 \text{ dwellings } 26.3\%$$

Of the 4 STRs no owners live locally,
one STR owner from another county
told us they own 6 STRs -
at least 2 in laylwald

There are a minimum of 3 additional STRs within 400 feet
of our property.

9/26 9:30 a.m. STR Ordinance 927.1
Beverlee McCullough - call in speaker
Agenda Item #21.2

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 5:36 PM
To: COB; sjmanfredi@aol.com
Subject: Board comments web submission

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.



First Name: STEPHEN
Last Name: MANFREDI, MD
Address (Street, City and Zip): 32727 AVENIDA LESTONNAC, TEMECULA, CA 92592
Phone: 951-312-9003
Email: sjmanfredi@aol.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 19310 TLMA Change of Zone Ordinance No 927.1
State your position below: Support
Comments: I fully support the Short Term Rental Draft Ordinance 927.1
I will try to attend.
Attachments (Must be .pdf, .doc, or .docx): Please-approve-Ordinance-927.1-July-26-2022-Board-of-Supervisors.pdf

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Please approve Ordinance 927.1 July 26, 2022 Board of Supervisors

Dear Riverside County Supervisors:

My name is Doctor Stephen Manfredi and our family lives in Temecula in Wine Country Residential District.

Please vote to approve Draft Ordinance 927.1 regarding Short Term Rentals today. Please vote to protect the property rights of the families and people who actually live in Temecula Wine Country.

Our family built a custom home in Temecula Wine Country Residential District in 2006 and we resided happily here until two years ago when the home next to ours was purchased by a Short-Term Rental Operator who lives in Orange County. Since that time our peaceful and happy world has been turned upside down.

This certified short-term rental next to our home in Temecula has only 4 legally permitted bedrooms, but they advertise that they have 7 bedrooms, 2 casitas, 14 beds, three pull-out sofas, AND 4 twin rollaway beds for "extra guests". Their VRBO internet advertisement states that they sleep twenty-four (24) people and they provide "Hotel Style Accommodations" according to their own internet advertisement.

This is clearly not a "single-family home" use. It is a Hotel Use in a residential neighborhood. No one in their right mind would choose to raise their family next to one of these STR Hotels. Our children should be able to go out in their own back yard without being frightened by strangers or distasteful music coming from a large crowd at the STR next door. (The large crowds are definitely a large problem)

We as full-time residents are trying to raise our families here. Please protect our property rights, and our children's property rights.

Please vote to approve this Ordinance today. Also, I am in favor of a 6-month moratorium on new STR applications. Please take action now, and please approve this Ordinance today. Thank you very much.

Stephen J. Manfredi, M.D.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 3:34 PM
To: COB; Rob@RobBernheimer.com
Subject: Board comments web submission

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.



First Name:	Rob
Last Name:	Bernheimer
Address (Street, City and Zip):	45025 Manitou Drive, Suite 3, Indian Wells, CA 92210
Phone:	7608315455
Email:	Rob@RobBernheimer.com
Agenda Date:	07/26/2022
Agenda Item # or Public Comment:	21.2
State your position below:	Neutral
Comments:	Request amendment regarding Occupancy Cap.
Attachments (Must be .pdf, .doc, or .docx):	<u>AvantStay-Amendment.pdf</u>

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Riverside County Board of Supervisors

July 24, 2022

Page 2

Delete “Responsible Operators may increase the maximum occupancy of a Short Term Rental to up to sixteen (16) persons total by submitting an application to the Building and Safety Department and complying with all applicable requirements in the California Building Standards Code” at the end of the section.

Due to the lack of supporting data validating the need for an occupancy cap, we recommend the introduction of a motion calling for the occupancy cap to be deferred for further consideration. This will allow the other proposed regulations that directly deal with nuisance issues to showcase their effectiveness as well as if an occupancy cap is really needed. It is our belief that the following areas of concern (as highlighted by the County) are not addressed by limiting occupancy:

- i. Nuisance Issues (Noise, Impacts on Neighbors)
- ii. Parking Impacts
- iii. Housing Affordability

Additionally, adoption of the only provision of the ordinance that is highly controversial could have severe consequences to revenue the County derives from relevant TOT collection. Removal of the occupancy cap keeps the pro STR community at bay and allows phase 2 to proceed with more community support. Therefore, it makes sense to defer the occupancy cap issue for the second phase of potential regulations to see if it is really needed.

Alternative Amendment

In its current form, the proposed occupancy restrictions are not taking into account the unique characteristics of individual properties. For example, an estate property on a larger lot will have much less impact due to occupancy than a smaller property in a more dense area.

Considering there is a lack of supporting data validating the need for an occupancy cap we strongly urge removal of the occupancy cap language. As a less desirable alternative, we have proposed language that we believe will appropriately address the estate concerns raised. Of note, it is very possible this is just one of many proposed occupancy modifications the supervisors are being presented with in anticipation of the first reading by the Board of Supervisors, lending more credence to the suggestion an occupancy cap adoption would be premature.

MEMORANDUM

To: Riverside County Board of Supervisors

From: Robert A. Bernheimer, Esq. *Rob*

Re: Agenda Item 21.2 – Short Term Rental: AMENDMENT

Date: July 25, 2022

This firm has the privilege of representing AvantStay, a company that sets a new standard in short term rentals. AvantStay manages over 30 estate properties in Riverside County having an estimated 2,800 bookings since January 1, 2021. We believe the proposed Short Term Rental ordinance is generally well crafted, with one major exception – the occupancy cap, particularly when dealing with estate properties (two acres or larger).

Issue: Occupancy Cap

The maximum occupancy cap as proposed in the draft ordinance is 10 people by-right. The majority of our estate properties can house well above 10 people comfortably.

The ordinance does propose that for properties that have at least five (5) bedrooms and are located on at least (5) acres are able to request an increase to a maximum occupancy of 16 people by submitting an application to the Building and Safety Department. These properties must meet all applicable requirements in the California Building Code, which is not clearly defined in the proposed ordinance.

With both these occupancy issues taken into account, they severely burden estate properties and their ability to drive revenue for the County.

Therefore, we are proposing two alternatives to be considered.

Proposed Amendment: Defer the Occupancy Cap for Further Study (Preferred Alternative)

Amendment:

Delete “or ten (10) persons total” at the end of the 1st sentence in Section 8g 1. A

Proposed Language: Replace Section 8 g. with the following:

The maximum occupancy of a Short Term Rental shall be : two (2) persons per Bedroom plus an additional one (1) person in the Short Term Rental or ten (10) persons total (children under 12 not counted).

- a. Exception. If a property meets the following conditions, maximum occupancy shall be: two (2) persons per Bedroom plus an additional one (1) person in the Short Term Rental (children under 12 not counted).*
 - i. The Short Term Rental property is two (2) acres or larger; and*
 - ii. The Short Term Rental property is continually monitored for noise in a manner that alerts the Owner or Owner's agent such that if the noise at the Short Term Rental property exceeds the allowable limits defined in Riverside County Ordinance No. 847 regulating noise, the Owner or Owner's agent will respond within 60 minutes of such notification; and*
 - iii. The property is regularly patrolled by private security to ensure guest compliance with the included noise, occupancy and parking regulations of this specific section during the occupancy of the Short Term Rental; and*
 - iv. All vehicles being used during the Short Term Rental occupancy are parked on the Short Term Rental property and no street parking or traffic interference occurs in any way.*

Maxwell, Sue

From: cob@rivco.org
Sent: Saturday, July 23, 2022 6:39 PM
To: COB; Jill.realty@yahoo.com
Subject: Board comments web submission

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.



First Name: Jill
Last Name: Hernandez
Address (Street, City and Zip): 39757 Calle Cabernet, Temecula, CA 92591
Phone: 951-285-5077
Email: Jill.realty@yahoo.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: #21.2

State your position below: Neutral

Comments: I would like to speak in regards to the over saturation of STRs in Temecula Wine Country neighborhoods and the negative impact that this is creating in the community. I have uploaded a picture of my neighborhood showing the large number of STRs (and these are only the ones that are advertised), as well as a aerial picture of my home (denoted with red emblem) and the aerial of the STR next door leased by AvantStay Corporation, which host large groups of guests.

Attachments (Must be .pdf, .doc, or .docx): [STRs-Aerial-of-Temecula-Wine-Country-Neighborhood-and-Aerial-Tom-and-Jill-Hernandez-home-next-to-STR.pdf](#)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: Jill Hernandez <jill.realty@yahoo.com>
Sent: Sunday, July 24, 2022 4:25 PM
To: COB
Subject: Board of Supervisors Meeting 7/26 @ 9:30 a.m. - Agenda Item : 21.2 (Short Term Rentals) - Attachment to accompany speaking by Jill Hernandez
Attachments: STRs - Aerial of Temecula Wine Country Neighborhood and Aerial (Tom and Jill Hernandez home next to STR).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.

Hello,

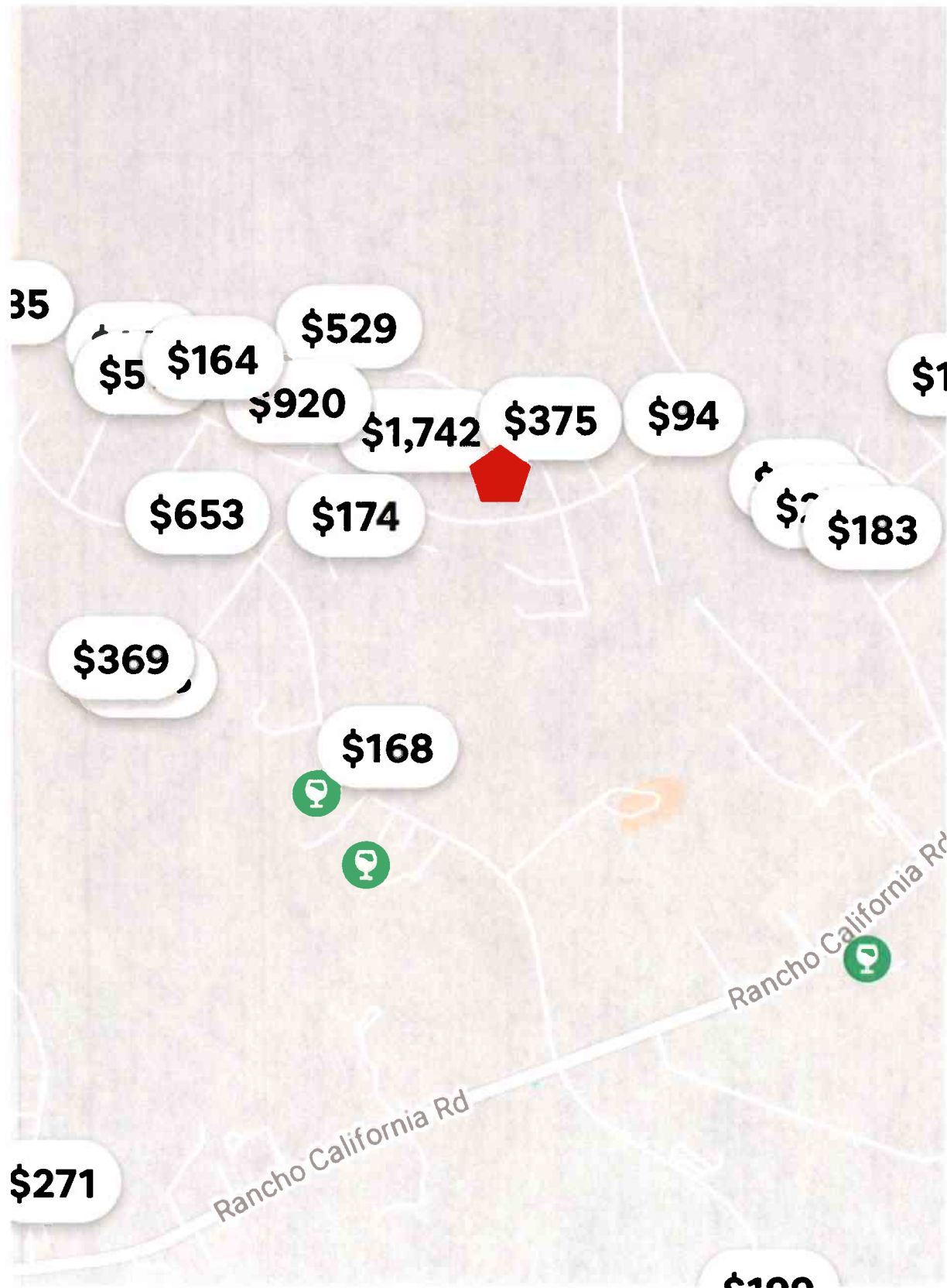
Attached is a PDF file that I would like brought up on the television prompts when it is my turn to speak. This shows a large concentration of Short Term Rentals in my neighborhood lending to the argument that limiting the amount is drastically needed in residential neighborhoods..

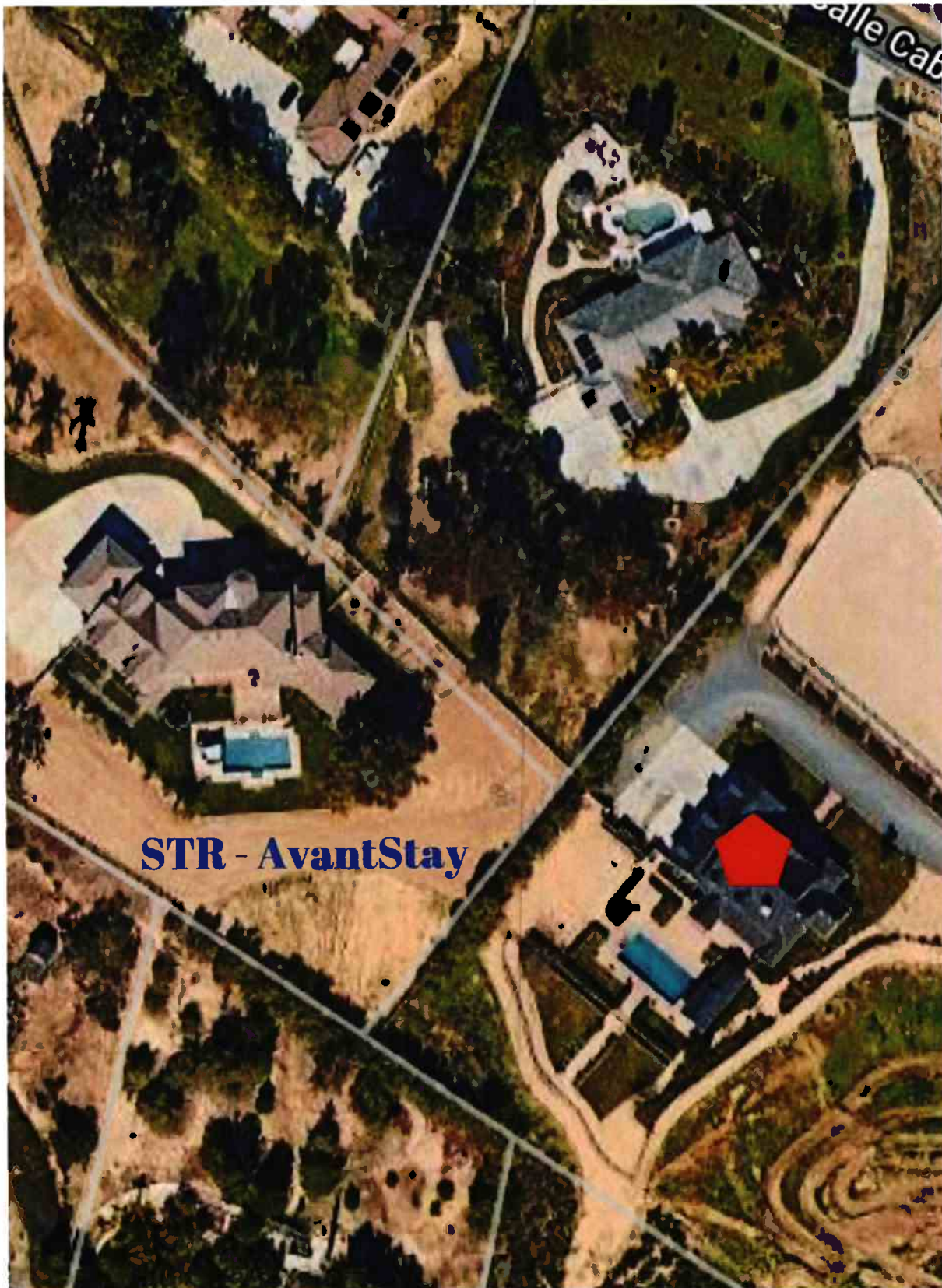
Thank you,

Jill Hernandez

REALTOR - DRE 01856171
Realty ONE Group Southwest
951-285-5077
jill.realty@yahoo.com
www.jillmhernandez.com

"Protecting your interest. Experience you can trust."





From: cob@rivco.org <cob@rivco.org>
Sent: Sunday, July 24, 2022 4:15 PM
To: COB <COB@RIVCO.ORG>; jbrown510@gmail.com
Subject: Board comments web submission



First Name: Jon
Last Name: Brown
Address (Street, City and Zip): 25220 Marion Ridge Dr.
Phone: 808-446-6632
Email: jbrown510@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 2

State your position below: Oppose

Comments: My name is Jon Brown. I founded the Idyllwild Vacation Rental Owners group, which now has over 200 members, all owners of vacation rentals in Idyllwild.

I also live in Idyllwild full time where I serve on the Fern Valley Water District board of directors (I'm a Civil Engineer) and serve on the Saunders Meadow HOA Board where my family has owned a cabin for over 40 years. Finally, I also run an Idyllwild residents-only Facebook group with 4000 members where I literally hear all sides on this issue.

Seeing the disharmony occurring in the community between residents and STRs during the lockdown I founded the Idyllwild Vacation Rental Owners group to get owners together to discuss best practices specific to Idyllwild and better address neighbor issues. I think we are making a great impact in addressing neighbor concerns like fire safety, emergency planning, and more, while also educating on permits, TOT audits, and more.

Our members however feel their input was completely ignored by the planning commission in drafting 927.1. Hundreds of comments, questions, and requests for data went completely ignored and unanswered.

We need to be heard and feel the only what that is going to happen is if the BoS forms an ad-hoc group to discuss this topic and includes all stakeholders in that process.

What started this entire process was a plea from all sides for increased enforcement, because there was essentially none. You all passed 927 and walked away without funding enforcement.

Let me share some stats about enforcement in Idyllwild for the 2-year period from 11/2019 to 11/2021.

- There were 204 noise complaints to the Sheriff. Only 35 of those were for permitted short-term rentals. 35, in two years, during the lockdown when people were acting badly left and right! Now, we'd all love for that to be zero, but it turns out as a percentage there are just as many noise complaints per non-STR as per STR.

- There were also 26 complaints to the STR hotline. 10 of those were closed as unfounded. That leaves 16 complaints, in two years! 11 cases were Closed in Compliance, and 5 were left open. That's it.

Note that we begged for the complaint line data for 2 years and only finally received it after the planning commission moved 927.1 forward.

It's also worth noting that I'm using the worst possible time period for that data. Complaints in the first half of 2022 are down 50% from the first half of 2021. Don't needlessly overreact to what was a one-time spike in complaints due to the lockdown.

As a group, we are delighted that Deckard will be going after all the unpermitted STRs and delighted that the county will finally staff code enforcement on nights and weekends to respond when there are problems. We are 100% on board with the county pulling permits from the bad actors that for too long have been giving the rest of us a bad name.

The complaint line and Sheriff show that either there has been far too little enforcement or there isn't nearly the problem claimed. Both are probably true, but more regulations aren't needed to resolve either. Let the Deckard and Code Enforcement do their jobs. We believe they can now that they've been funded. Collect meaningful complaint line data for a year and only then should you be considering new regulations.

Idyllwild is a unique and wonderful place, I'm so glad Sup. Perez and Sup. Washington visited last week. Sup Washington you have been a wonderful advocate for us over the years and I'm truly sad to lose you to redistricting but I am looking forward to getting to know Sup. Perez.

One other item that seems to keep getting lost in the noise of this conversation is that Idyllwild is, and has always been a vacation home community.

In spite of claims that "people are moving away" or driven out by STRs, the full-time population of Idyllwild is the highest it's ever been. These are facts supported by the same census data used in redistricting.

That growth is thanks to two things. First, a huge influx of younger working-age folks newly able to work remotely like me, and second folks able to live locally due to the increased local employment that the increased tourism, made possible by easier access to vacation cabin rentals, has brought.

There were vacation cabins in Idyllwild long before Airbnb existed and long before 927. Sites like Airbnb may have made vacation cabin rentals much easier to access than the days one had to call up one of the few local agencies or realtors. that handled rentals pre-internet, but they're nothing new.

What's most interesting to me about this younger influx is how many of those folks are starting new local businesses in Idyllwild, with most but not quite all dependent upon that increased tourism made possible by those easier-to-access vacation cabin rentals.

Historically, more than 75% of the homes in Idyllwild are 2nd homes, homes owned by people that live elsewhere. That's decreased recently to "just 65%". Those 2nd homes used to sit vacant most of the year. Heck, two of my neighboring properties still sit vacant and haven't been visited by a human in more than 5 years, not once. They're not STRs, they're just run-down vacant cabins in total disrepair.

Today, fewer of those 2nd homes are sitting empty most of the year. What's more, their new owners are investing huge sums of money to update these aging cabins, cabins that have dangerously old electrical wiring just waiting to spark the next house fire.

To be clear, I truly want to see my neighbor's complaints addressed, but this ordinance as written is a mess of needless regulations piled on top of one another with little if any rationale to it. Many of which will backfire and cause worse management as owner-management will become nearly impossible. We're all going to have to outsource management to a 3rd party that won't care as much about our vacation home and neighbors as we personally do.

Finally, if you do pass this ordinance at least 3 critical changes are needed

- Eliminate the signage requirement. We already have owners being harassed without a sign, it'll only get worse
- The county should handle neighbors' notifications on behalf of the owner, I know all my resident neighbors personally, but 3 out of 6 are essentially abandoned properties. I'd have no idea how to contact them. To ensure notification goes out, the county/Deekard should do that, happy to pay a fee to make that happen.
- Implement a two or three-tiered permit system for 1) full-time STR, 2) part-time STR (180 days or less), and 3) owner-on-premise STR.

Attachments (Must be .pdf, .doc, or .docx):

[Idyllwild-VRO-BOS-Comments-726.pdf](#)

(Same as Comment above)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: J M <messin1503@gmail.com>
Sent: Monday, July 25, 2022 11:27 AM
To: COB
Subject: RE: Public comment at Board of Supervisors meeting (Joseph Messin)
Attachments: JMessinBOS7262022Agenda19310.pdf

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Hello,

I will be attending tomorrow's planned Board of Supervisors Meeting to comment in person on Agenda item 19310 (Ordinance 927.1). This comment is attached. May I please submit this copy of my comment for the record?

Thank you,
Joseph Messin

From: COB
Sent: Friday, July 22, 2022 3:42 PM
To: Joseph Messin
Cc: COB
Subject: RE: Public comment at Board of Supervisors meeting (Joseph Messin)

Written comments submitted to COB will be included; it would be helpful to receive them in advance (either email or drop by our office when you arrive for the Board meeting).

Thank you kindly, and have a nice weekend,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Hello

My name is Joseph Messin. I am the on-site director of the University of CA Emerson Oaks Reserve located just outside the city of Temecula. These views are my own and do not represent the University.

My wife, young children, and I reside on the University property. Two rentals are adjacent to us, with one accessed by the abuse of an old easement through the reserve.

My family has been subjected to the absolute worst behavior imaginable from guests of these rentals over the past several years. This includes noise from things like weeknight wedding receptions, late night party buses, and loud obnoxious guests. Trash is often dumped on the property and our dumpster has been filled many times. Guests have been caught trespassing and riding OHVs on the reserve. I've witnessed drunken behavior including arguments and fights, obvious cases of driving under the influence, and even guests urinating on the reserve. Additionally, guests are often caught violating basic motor vehicle laws and drive off the road, destroying protected habitat. Almost all of these incidents were captured on security cameras.

As bad as all of that is, I have also been subjected to threats like being verbally assaulted by a mob of over 20 intoxicated guests. Host AvantStay's response to this, "people come here to party, hope you learned to stay out of their way". Both an AvantStay manager and property owner have defamed me to the University in pathetic attempts to bully me into not reporting the actions of their clients. By the way, the AvantStay manager who did this is currently awaiting sentencing after pleading guilty to unrelated federal bribery crimes. Examples of greedy, unethical people willing to do anything to make a few dollars with a short-term rental.

While I'd like to see all short-term rentals banned throughout the County, I know this is not going to happen anytime soon. Approving the updated ordinance 927 is a step in the right direction. Of course, this is useless if it's

not enforced. If the County doesn't take these issues seriously on a state-owned UC wildlife reserve dedicated to protecting habitat for K-12 through University level instruction and research, what chance do residents have for the County to protect them?

Thank you.

Maxwell, Sue

From: cob@rivco.org
Sent: Saturday, July 23, 2022 5:33 PM
To: COB; alexlluch3@gmail.com
Subject: Board comments web submission

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First Name: Alex
Last Name: Lluch
Address (Street, City and Zip): 39575 Camino Del Vln
Phone: 6195784013
Email: alexlluch3@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2.
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Saturday, July 23, 2022 10:41 AM
To: COB; brianmtracy@gmail.com
Subject: Board comments web submission

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First Name: Brian
Last Name: Tracy
Address (Street, City and Zip): 55185 Daryll Road, PO Box 447
Phone: 7602853285
Email: brianmtracy@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Support

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: Wendell Cole <drcole79@verizon.net>
Sent: Friday, July 22, 2022 4:30 PM
To: District3
Cc: COB
Subject: Agenda Item 21.2
Attachments: STR recommendations_BOS.docx

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Dear Supervisor Washington,

Please accept the attached comments relative to agenda item 12.2-short term rentals.

Thank you.

Wendell Cole

July 22, 2022

Riverside County Supervisor Washington
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Re: Recommendations for Short-Term Rental DRAFT Ordinance 927.1
Agenda Item: 21.2

Dear Supervisor Washington;

I have the following comments on the proposed ordinance 927.1:

1. Short Term Rentals (STRs) should not be allowed in the wine country district as this use is not allowed in the wine country general plan.
2. There needs to be a cap on the number of STRs in any neighborhood. The cap should allow for the continued enjoyment of the community by remaining residents and prevent the saturation of STRs into any neighborhood.
3. There must be a moratorium on the approval of any new STRs until the cap is determined and incorporated into the ordinance. Otherwise there will be a proliferation of new applications in advance of the county being able to research the implementation of a cap.
4. All STRs **must** be owner occupied. No exceptions.
5. STRs do nothing to increase available housing in Riverside County. To the contrary, STRs remove housing from the long term rental market or purchase by families seeking housing.
6. STR occupancy needs to be restricted to fewer persons in certain areas due to lack of infrastructure. Many properties in Riverside County are on septic systems that are not designed for more than a normal family size. Allowing more than persons per STR would overwhelm these system on some properties. The cap should remain at 10 persons.
7. Responsible person- should be changed to indicate that the responsible person be at least 25 years of age.
8. No property qualifying for a STR certificate shall be allowed to place on the property a mobile home/RV for the purpose of renting as part of the STR.
9. All violations of the Ordinance should be kept in a searchable database available to the public.
10. Code enforcement officers must be available after hours and on weekends.
11. On-street parking should be strictly prohibited.

Thank you.

Sincerely,

Wendell J Cole
40540 Chaparral Drive
Temecula, CA 92592

Maxwell, Sue

From: Terilee <casacolibri@verizon.net>
Sent: Friday, July 22, 2022 4:29 PM
To: COB
Cc: Terilee
Subject: BOS Hearing 7/26/22, Agenda Item 21.2, STR Ordinance 927.1
Attachments: BOS 7.26.22 Ord. 927.1.docx

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Please forward the attached letter to all Supervisors for the above hearing.

Thank you!

Dear Supervisors,

I commend the County for addressing the STR issue, as it requires enforcement and oversight for a harmonious balance to be possible between businesses and homeowners in Wine Country.

1. As a Residential Representative on the WCCP, the plan was developed with five (5) allowed lodging types: Cottage Inn, Bed & Breakfast, Country Inn, Hotel and Resort. STR is not listed as a lodging option. A Cottage Inn is closest in definition to what a typical STR would be, and that definition states "... is conducted within a one family dwelling unit, (and) is secondary to the principal use of the one family dwelling as a residence..." and "... is solely owned and operated by the property owner."

The WCCP also states additional dwelling units are prohibited from rental or lease.

Therefore, per the WCCP zoning, STRs are not allowed, and all lodging must be permitted as one of the five types listed above.

2. I strongly approve of the expansion of Code Enforcement's hours with the Special Enforcement Team. This has been needed for a very long time.

3. I am in favor of the increase in all fees and fines.

4. "Phase 2" concerns: While research on saturation percentages is needed, it would be prudent to cease providing any STR permits until this data has been analyzed and a limitation/cap determined.

5. Occupancy: This needs to be capped at 10. Many STRs allow 12-16 guests. This is far above what a typical single-family dwelling would house and will result in:

Increased **water** usage;
Increased **traffic** in the community;
Potential **septic system** overload.

6. I am in favor of prohibiting ADUs from use as an STR per SB9.

7. I am in favor of onsite signage requirements.

8. I am in favor of onsite noise monitors. This should also be considered as a requirement for wineries, whose amplified music is heard far and wide most weekends.

Thank you for your efforts to address this issue in our county.

Sincerely,
Terilee Hammett
Wine Country

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 4:18 PM
To: COB
Subject: Board.comments web submission

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First Name: Jorg
Last Name: Huser
Phone: 951-296-8248
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 19310
State your position below: Oppose
Comments: tbd - currently drafting comments to speak at the meeting during the comment period.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 4:20 PM
To: COB
Subject: Board comments web submission

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First Name: Karene
Last Name: Huser
Phone: 951-296-8248
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 19310
State your position below: Oppose
Comments: tbd - currently drafting comments to speak at the meeting during the comment period.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 4:21 PM
To: COB
Subject: Board comments web submission

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First Name: Alyssa
Last Name: Huser
Phone: 9512968248
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 19310
State your position below: Oppose
Comments: tbd - currently drafting comments to speak at the meeting during the comment period.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Friday, July 22, 2022 4:22 PM
To: COB
Subject: Board comments web submission

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First Name: Emma
Last Name: Huser
Phone: 9512968248
Agenda Item # or Public Comment: 19310
State your position below: Oppose
Comments: tbd - currently drafting comments to speak at the meeting during the comment period.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Saturday, July 23, 2022 11:53 AM
To: COB; mikem@jumico.com
Subject: Board comments web submission

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First Name: Michael
Last Name: McNeill
Address (Street, City and Zip): 34765 Linda Rosea Rd, Temecula CA 92592
Phone: 9492898550
Email: mikem@jumico.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Saturday, July 23, 2022 2:46 PM
To: COB; kim@purveyorsofleisure.com
Subject: Board comments web submission

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First Name: Kim
Last Name: Herrlein
Address (Street, City and Zip): 82440 Puccini Drive, Puccini
Phone: 7756915957
Email: kim@purveyorsofleisure.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 9:51 AM
To: COB; dedcali@yahoo.com
Subject: Board comments web submission

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First Name: Dion
Last Name: Dubois
Address (Street, City and Zip): 5426b Old woman Springs road
Phone: 7606982521
Email: dedcali@yahoo.com
Agenda Date: 07/27/2022
Agenda Item # or Public Comment: VRON RC
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 4:38 PM
To: COB; captainwoody@gmail.com
Subject: Board comments web submission

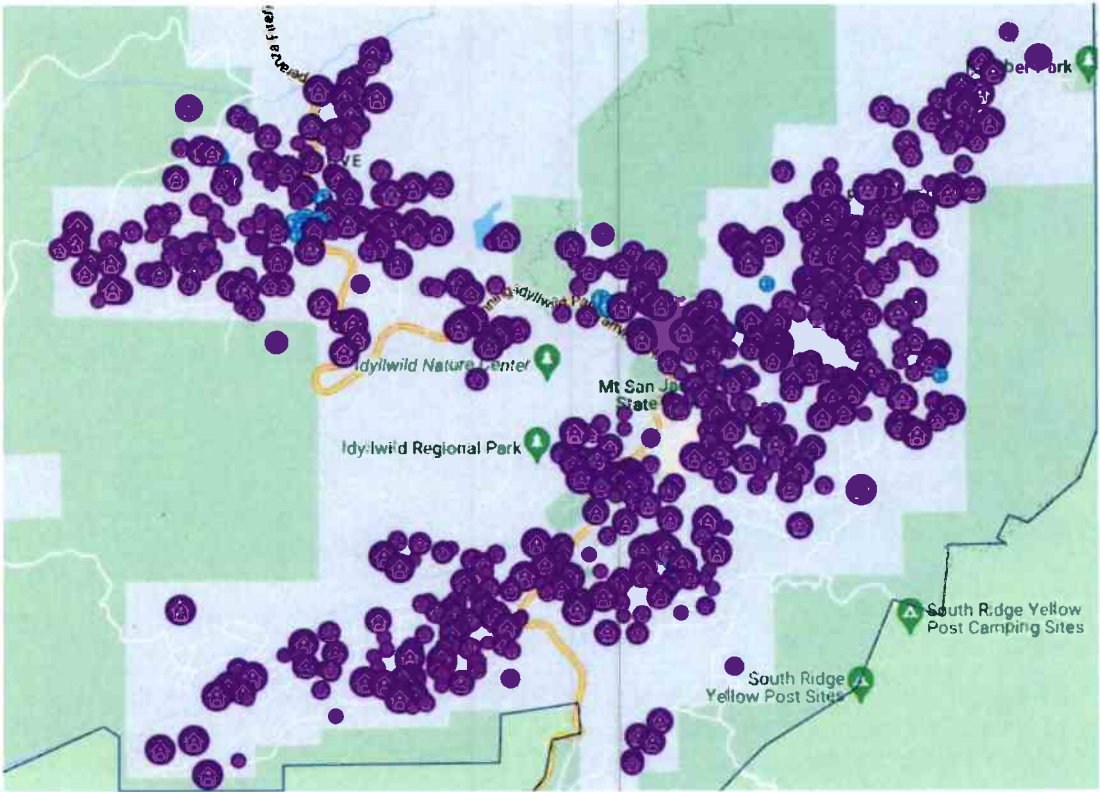
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First Name: Woody
Last Name: Henderson
Address (Street, City and Zip): 53250 Pina Vista Dr
Phone: 3103571070
Email: captainwoody@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Support
Comments: Hello,
Thank you for passing 927.1 on Tuesday.
I participate in 3 STR solution groups in town and we want to thank you and mention a couple of additional items, moving forward, that will help enforcement and residents alike.
Woody
Attachments (Must be .pdf, .doc, or .docx): StrSaturation.pdf

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

659 Short-Term Rentals in Idyllwild, currently advertising on Airbnb & VRBO.
Not including Mountain Center & other parts of 92549



 **airbnb**
55%

 **VRBO**
11%

Listed on Both
34%

Rental Size



Rental Growth



Per industry site: [Airdna.co](https://www.airdna.co)

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 9:43 AM
To: COB
Subject: Board comments web submission

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First Name: Josh
Last Name: Breuner
Phone: 4158472971
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: Short-term Rental Regulations
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 9:47 PM
To: COB; fish@fishandtaylor.com
Subject: Board comments web submission

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First Name: mike
Last Name: fish
Phone: 5303208934
Email: fish@fishandtaylor.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 6:14 AM
To: COB; bobbievalente@gmail.com
Subject: Board comments web submission

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First Name: Bobbie
Last Name: Valente
Address (Street, City and Zip): 31938 Temecula Parkway, A116, Temecula, CA 92592
Phone: 7148157640
Email: bobbievalente@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 7:06 AM
To: COB; alexlluch3@gmail.com
Subject: Board comments web submission

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First Name: Elizabeth
Last Name: Lluch
Address (Street, City and Zip): 39575 Camino Del VIno
Phone: 6196755679
Email: alexlluch3@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 8:27 AM
To: COB; jillian.burry@hotmail.com
Subject: Board comments web submission

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First Name: Jillian
Last Name: lbave
Phone: 8583355455
Email: jillian.burry@hotmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: Ordinance 927 update
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 11:40 AM
To: COB
Subject: Board comments web submission

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First Name: Marisa
Last Name: Griffeth
Address (Street, City and Zip): 53574 Idyllbrook Dr, Idyllwild, CA 92549
Phone: 9175664287
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 1:32 PM
To: COB; bobby@mbscbilling.com
Subject: Board comments web submission

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First Name: Bobby
Last Name: Thompson
Phone: 9496076849
Email: bobby@mbscbilling.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2 Short Term Rentals
State your position below: Support
Comments: would need to attend virtually. thanks

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 8:49 AM
To: COB; waltergaines@yahoo.com
Subject: Board comments web submission

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.



First Name: Walter
Last Name: Gaines
Address (Street, City and Zip): 18650 Paintbrush TRL
Phone: 8587751697
Email: waltergaines@yahoo.com
Agenda Date: 07/26/2022
Agenda Item # or Public: Short Term Rental Ordinance
Comment:
State your position below: Neutral
Comments: Please accept this RSVP. We are STR hosts who do not agree with VRON. We have quietly rented our home on AirBnB & VRBO or years with no issue. VRON predatory investors have significantly disrupted life in our quiet neighborhood by packing too many people into houses for parties, and allowing 1 night stays. We wish the county would stop the volume-based "theme park" that create noise, traffic, pollution and disrespect in our neighborhood. PLEASE CONSIDER 3-night minimum stay and occupancy of 2 per bedroom. PLEASE STOP THE 1-NIGHT STAYS WITH OVER OCCUPANCY.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

From: cob@rivco.org <cob@rivco.org>
Sent: Sunday, July 24, 2022 9:27 AM
To: COB <COB@RIVCO.ORG>; taco4ever@aol.com
Subject: Board comments web submission



First Name: Miguel A
Last Name: Gomez
Address (Street, City and Zip): 18650 Paintbrush Trail, Desert Hot Springs, 92241

Phone: 619-865-3363
Email: taco4ever@aol.com

Agenda Date: 07/27/2022

Agenda Item # or Public Comment: STR ordinance

State your position below: Oppose

Comments: Dear Board of Supervisors

I am speaking in opposition to the Short Term Rental Ordinance as proposed.

My name is Miguel A. Gomez. My husband, Walter Gaines, and I own two short term vacation rentals in an unincorporated neighborhood of the county, B-Bar-H Ranch.

For the 8 years we have been doing this, through proper management we have maintained friendly relations with our neighbors and lessen the impact to them. We understand that the volume of reservations and the number of guests we allow in our property is crucial to lower our impact on the neighborhood.

We have had for years a 3 night minimum and we only host a maximum of 6 guests in our 3-bedroom homes.

We meet most of our guests, greet them at the house and tell them we expect them to be considerate and respectful with the neighbors. We have zero tolerance for rowdy or inconsiderate behavior.

Our neighborhood has grown and the short term vacation rentals have increased as well, we have gone from being a handful of them to 25 listings.

As responsible short term rental owners/managers, my husband and I are strongly opposed to 1 night minimum stays, as we are opposed to an occupancy of more than 2 people per bedroom.

We understand that a 1 night minimum in the Temecula wine country may help their industry but it's definitely not something that works for our neighborhood.

While we have some reservations about noise devices and signage identifying our properties as vacation rentals, we strongly feel that the more important issues the ordinance needs to address are number of occupants and the length of stays.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 1:17 PM
To: COB; wiesejc@gmail.com
Subject: Board comments web submission

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First Name: John
Last Name: Wiese
Address (Street, City and Zip): 32506 Caden Ct, Winchester 92596
Phone: 9097240260
Email: wiesejc@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2

State your position below: Neutral

Comments: As a short term rental owner in Riverside county, I have some comments on the proposed regulations that are being voted on. Thanks!

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 9:56 AM
To: COB; katbailey62@gmail.com
Subject: Board comments web submission

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First Name: Kat
Last Name: Bailey
Address (Street, City and Zip): 35601 Glen Oaks Rd
Phone: 9517415626
Email: katbailey62@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Oppose
Comments: Please do not pass the 927.1 ordinance as it is presented. The occupancy section needs further changes.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 9:14 AM
To: COB; elena.rego@gmail.com
Subject: Board comments web submission

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First Name: Elena
Last Name: Rego
Address (Street, City and Zip): 54600 Trails End
Phone: 3106131517
Email: elena.rego@gmail.com
Agenda Date: 07/26/2022

Agenda Item # or Public 21.2

Comment:

State your position below: Oppose

Comments: I would like for you to hold an ad hoc meeting or a town hall meeting for the STR owners of Idyllwild specifically before you pass this measure. We have very specific needs and circumstances that are being overlooked in this broad sweeping measure. We are a vital source of traffic and income to this community and this seems too important to ignore by sweeping us up with other communities that are vastly different than our own. (Like Temecula or Coachella Valley, etc)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 8:22 PM
To: COB; flowassets@gmail.com
Subject: Board comments web submission

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First Name: Aziza
Last Name: Sackett
Address (Street, City and Zip): 25380 Hotei Lane #1048 Idyllwild, CA 92549
Phone: 562-673-8229
Email: flowassets@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: Short Term Rental Ordinance Revisions
State your position below: Oppose
Comments: Kindly, on top of the higher fees to maintain our Vacation Rental license, the cost to maintain Noise monitors both inside AND outside of the house is costly and unnecessary. Kindly, we would value only having to maintain a noise monitor outside of the house.

Thank you for your time and considering this request.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 10:11 PM
To: COB; cindy@purveyorsofleisure.com
Subject: Board comments web submission

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First Name: Cindy
Last Name: Light
Address (Street, City and Zip): 80625 Virginia Ave
Phone: 7609698180
Email: cindy@purveyorsofleisure.com
Agenda Date: 07/26/2022
Agenda Item # or Public: Agenda 21.2
Comment:
State your position below: Oppose
Comments: I am a single mom and I found my job in short term vacation rentals. This job has helped me escape domestic violence and given me the freedom working remotely from home to raise my two daughters. There are so many reasons why further scrutiny threatens my way of life and ability to successfully provide for my family.

We beleive we must not only be 5 star hosts but also 5 star neighbors. We beleive there must be accountability for hosts that show no care or concern for the neighborhood they are in.

I'd like to speak about this

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 8:41 AM
To: COB; kerijoel1@roadrunner.com
Subject: Board comments web submission

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First Name: Joel
Last Name: FEINGOLD
Address (Street, City and Zip): Crestview Dr., Idyllwild 92549
Phone: 3106135746
Email: kerijoel1@roadrunner.com
Agenda Date: 06/28/2022
Agenda Item # or Public Comment: 21.2
State your position below: Support
Comments: I thank the county board supervisors in advance for passing the new and stricter short term rental ordinance, this is something that is long overdue and has been dragged out long enough, please do not modify or remove any of the items the planning board has recommended, vote now!!!

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 8:42 AM
To: COB; sheila@lovethehill.com
Subject: Board comments web submission

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First Name: Sheila
Last Name: Zacker
Address (Street, City and Zip): 54590 South Circle
Phone: 9516750715
Email: sheila@lovethehill.com
Agenda Date: 07/28/2022
Agenda Item # or Public Comment: 927.1

State your position below: Oppose

Comments: We have 660 Str in the radius of 5 miles from 610 a few months ago. We only have 3700 cabins up in our mountain. We need a cap before its to late and a full-time code enforcement. It would take at least 30 to 45 minutes for them to get up to our mountains. Help now!!

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 8:52 AM
To: COB; rmosier@avantstay.com
Subject: Board comments web submission

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First Name: Roberto
Last Name: Rondero de Mosier
Phone: 5125024307
Email: rmosier@avantstay.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 21.2
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 8:55 AM
To: COB; pszabadilaw@gmail.com
Subject: Board comments web submission

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First Name: Peter
Last Name: Szabadi
Address (Street, City and Zip): 53541 westridge road
Phone: 3102007102
Email: pszabadilaw@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: Short term rentals
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, July 24, 2022 10:41 PM
To: COB; archana.vohra11@gmail.com
Subject: Board comments web submission

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First Name: Archana
Last Name: Vohra
Phone: 8477215708
Email: archana.vohra11@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: STR
State your position below: Oppose
Comments: I oppose the occupancy limits proposed for larger properties (2 acres+), and having to rent an ADU to the same party as the main home.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: Archana Vohra <archana.vohra11@gmail.com>
Sent: Monday, July 25, 2022 10:13 AM
To: COB
Subject: Speaking tomorrow

Follow Up Flag: Follow up
Flag Status: Flagged

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Please remove my name from the list of speakers tomorrow for the STR ordinance.

Thank you

Archana

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 25, 2022 6:47 PM
To: COB; Yosemite95321@gmail.com
Subject: Board comments web submission

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First Name: Roy
Last Name: Holeyfield
Address (Street, City and Zip): 35530 Pauba road
Phone: 4028130279
Email: Yosemite95321@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: 927.1
State your position below: Neutral
Comments: I'm so sorry. My attachment for my last rsvp had an error. Please use this corrected copy. Thank you.
Attachments (Must be .pdf, .doc, or .docx): Occupacy-table-1.pdf

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Suites	Delux Suites	Presidential Suites
Less than 2 acres	*2 - 5 acres + min 4 bedrooms.	Greater than 5 acres
Occupancy	Occupancy	Occupancy
2 per bedroom + 2	16 max.	Same as 2-5 acres, however, may ask for below: Special variance for occupancy > 16 using the formula 2 per bedroom + 4.
	Less than 4 bedrooms = 2 per bedroom + 4 (max of 10).	
	Other dwelling units on the same parcel with bedrooms will count towards maximum occupancy.	Other dwelling units on the same parcel with bedrooms will count towards maximum occupancy.

*** 1.5 - 5.0 acres may be a better proposal. There are many estate properties outside of Wine Country that are on 1 - 2 acres lots. 1.5 - 5.0 acres still differentiates the estate properties from Idyllwild.**

Eliminate the previous verbiage that discusses potential building and safety compliance (commercial). This is simply not feasible for virtually 100% of owners.

Adding the acreage allows one to differentiate between properties such as Idyllwild and Temecula Wine Country. The 2-5 acre range is key to allowing Wine Country **family gatherings** as few homes are five bedrooms.

This formula should satisfy the overwhelming majority of Idyllwild owners and neighbors. It also will allow Wine Country to continue to thrive. 16 for Wine Country is a very reasonable number, but please keep in mind that many will stay below that number anyway at around 14. 14-16 people on 2-5 acre lots is hardly noticeable and as we learned from the Code Enforcement data the noise is less related to large estate which already have higher occupancies.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, July 26, 2022 3:41 PM
To: COB; thomas.v.ryan@gmail.com
Subject: Board comments web submission

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First Name: tom
Last Name: ryan
Address (Street, City and Zip): 64725 acanto drive
Phone: 9174324333
Email: thomas.v.ryan@gmail.com
Agenda Date: 07/26/2022
Agenda Item # or Public Comment: ordinance
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, July 26, 2022 2:59 PM
To: COB; thomas.v.ryan@gmail.com
Subject: Board comments web submission

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.



First Name: Tom
Last Name: Ryan
Address (Street, City and Zip): 64725 Acanto Drive, Palm Springs 92264
Phone: 9174324333
Email: thomas.v.ryan@gmail.com
Agenda Date: 07/26/2022

Agenda Item #
or Public: ORDINANCE NO. 927.1
Comment:

State your
position below: Oppose

Comments: While I support much of the proposed ordinance, I am expressing my concern over the proposed occupancy limits in the updated vacation rental ordinance for the County of Riverside. As the new owners of The Pond Estate and previous owners and residents of other properties in the immediate neighborhood, we take great pride and responsibility in following all applicable rules and being courteous and respectful neighbors.

Our property is an 11-bedroom property on over 12 acres. We currently follow the proposed occupancy limit of 2 people per bedroom which allows for up to 22 people overnight. While it is understandable that limits are needed for smaller size lots and homes, a one-size-fits-all model does not work for a property such as ours with over 12 acres and ample space to reduce any noise impacts. We note that the latest draft does include a proposed carve-out for 16 occupants on 5-acre/5 bedroom properties which have less than half the acreage and less than half the bedrooms of The Pond Estate. We respectfully request a carve-out in your updated ordinance for estate homes on much larger parcels of land such as the Pond Estate to allow for the max occupancy of 2 people per bedroom with no max occupancy caps.

Many thanks for your time and attention to this matter.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

From: COB <COB@RIVCO.ORG>
Sent: Monday, July 25, 2022 5:42 PM
To: kenaperez@aol.com
Cc: COB <COB@RIVCO.ORG>
Subject: RE: Board comments web submission

Mrs. Holeyfield,

Yielding time to another is only when you are both physically at the Board Meeting... not by phone.

Thank you kindly,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: cob@rivco.org <cob@rivco.org>
Sent: Monday, July 25, 2022 1:01 PM
To: COB <COB@RIVCO.ORG>; kenaperez@aol.com
Subject: Board comments web submission



First Name:	Kena
Last Name:	Holeyfield
Address (Street, City and Zip):	35530 Pauba road, Temecula, Ca. 92592
Phone:	4022085101
Email:	kenaperez@aol.com
Agenda Date:	07/26/2022
Agenda Item # or Public Comment:	927.1
State your position below:	Neutral
Comments:	I am yielding my time to my husband Roy Holeyfield Jr.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

From: COB <COB@RIVCO.ORG>
Sent: Monday, July 25, 2022 9:08 AM
To: caroline@iinet.com
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission (Caroline Collins)

Good morning Caroline,

You can only donate your time to another if you (and they) are physically at the Board Meeting...this is not an option for phone comments.

Thank you kindly,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: cob@rivco.org <cob@rivco.org>
Sent: Saturday, July 23, 2022 11:07 AM
To: COB <COB@RIVCO.ORG>; caroline@iinet.com
Subject: Board comments web submission



First Name:	Caroline
Last Name:	Collins
Address (Street, City and Zip):	92544
Phone:	9517674545
Email:	caroline@iinet.com
Agenda Item # or Public Comment:	21.2.
State your position below:	Neutral
Comments:	I would like to donate my speaking time to a member of the VRON-RC team.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

From: COB <COB@RIVCO.ORG>
Sent: Monday, July 25, 2022 11:07 AM
To: martyc@iinet.com
Cc: COB <COB@RIVCO.ORG>
Subject: RE: Board comments web submission

Mr. Collins,

Donating time to another speaker is only offered when attending in person.

With best regards,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: cob@rivco.org <cob@rivco.org>
Sent: Saturday, July 23, 2022 11:10 AM
To: COB <COB@RIVCO.ORG>; martyc@iinet.com
Subject: Board comments web submission



First Name:	Martin
Last Name:	Collins
Address (Street, City and Zip):	41225 Sycamore Springs Rd, Hemet, Ca. 92544
Phone:	9515414833
Email:	martyc@iinet.com
Agenda Date:	07/26/2022
Agenda Item # or Public Comment:	21.2.
State your position below:	Neutral
Comments:	I would like to donate my speaking time to a member of the VRON-RC team.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

**2022 ENVIRONMENTAL DOCUMENT FILING FEE****CASH RECEIPT**

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:

22-246485

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CLERK OF THE BOARD OF SUPERVISORS

LEAD AGENCY EMAIL

COB@RIVCO.ORG

DATE

06/29/2022

COUNTY/STATE AGENCY OF FILING

RIVERSIDE

DOCUMENT NUMBER

E-202200604

PROJECT TITLE

CZ2100000

PROJECT APPLICANT NAME

CLERK OF THE BOARD OF SUPERVISORS

PROJECT APPLICANT EMAIL

COB@RIVCO.ORG

PHONE NUMBER

(951) 955-1069

PROJECT APPLICANT ADDRESS

4080 LEMON ST 1ST FLOOR,

CITY

RIVERSIDE

STATE

CA

ZIP CODE

92501

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR) \$3,539.25 \$ _____

☐ Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ _____

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____☐ County documentary handling fee \$ _____ \$0.00☐ Other \$ _____**PAYMENT METHOD:**☐ Cash ☐ Credit ☐ Check ☒ Other**TOTAL RECEIVED** \$ _____ \$0.00

SIGNATURE

X *W. Sandral*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 AUG 12 AM 11:11



Lead Agency: Clerk of the Board
ATTN: Zuly Martinez
Address: 4080 Lemon Street 1st floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200604
06/29/2022 02:54 PM Fee: \$ 0.00
Page 1 of 2

Removed: 8/9/2022 By: C. Sandoval Deputy



Project Title

Notice of Public Hearing CZ2100000

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: Notice of Public Hearing

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE, COUNTYWIDE

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 26, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 2100000**. Change of Zone No. 2100000 is an amendment to County Ordinance No. 927 (Short Term Rentals), Ordinance No. 671 (Consolidated Fees for Land Use), and a request to allocate certain Transient Occupancy Tax ("TOT") funds to the Code Enforcement Department. Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. Ordinance No. 671.22 amends Ordinance No. 671 to update the Short Term Rental initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00. This is also a request to set aside 50% of the increase in TOT generated by Short Term Rentals (using FY 21/22 as a baseline) to fund Code Enforcement activities associated with ongoing enforcement of Ordinance No. 927. This amendment applies to all areas located within the unincorporated portions of Riverside County.

The Planning Commission recommends that the Board of Supervisors **Find that the proposed amendment is exempt from CEQA, Adopt Ordinance No. 927.1, Adopt Ordinance No. 671.22, and Direct the Executive Office to set aside 50% of the increase in Transient Occupancy Tax ("TOT") generated by Short Term Rentals (using FY 21/22 as a baseline) to fund the ongoing Code Enforcement activities associated with enforcement of Ordinance No. 927.**

On May 18, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website at <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN J. HILDEBRAND, PLANNING DIRECTOR, AT (951) 955-1888 OR EMAIL JHILDEBR@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 11147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 28, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant