

**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;

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

- 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

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

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

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

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 agendaized 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.

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

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

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

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

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

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

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

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

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

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

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

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

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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.

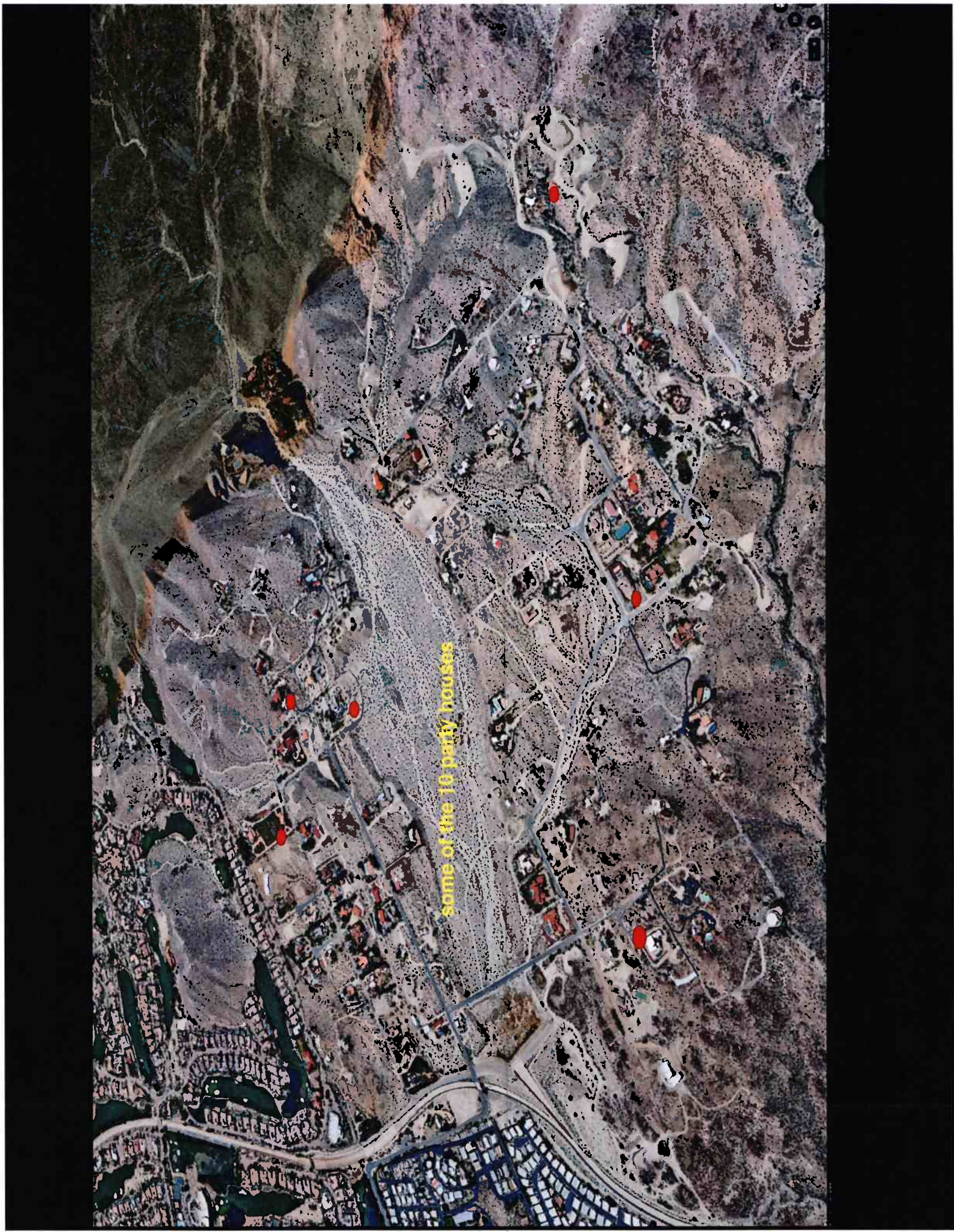
PDF format

 **PDF d. watson slides.pdf**



The one access road into Cahuilla Hills





some of the 10 party bousas

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 mines, 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 fall 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, driveways, 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. Lotline 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 Department; 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.

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.

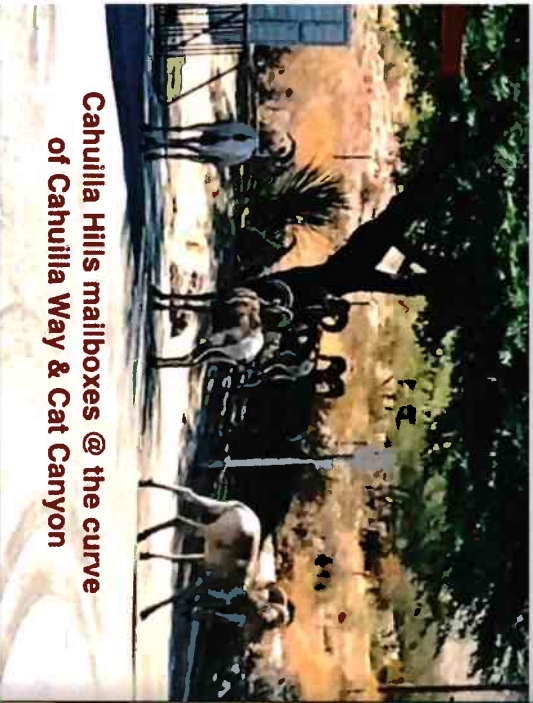
Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to onsite sewage disposal. There is currently only one point of full access/egress 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

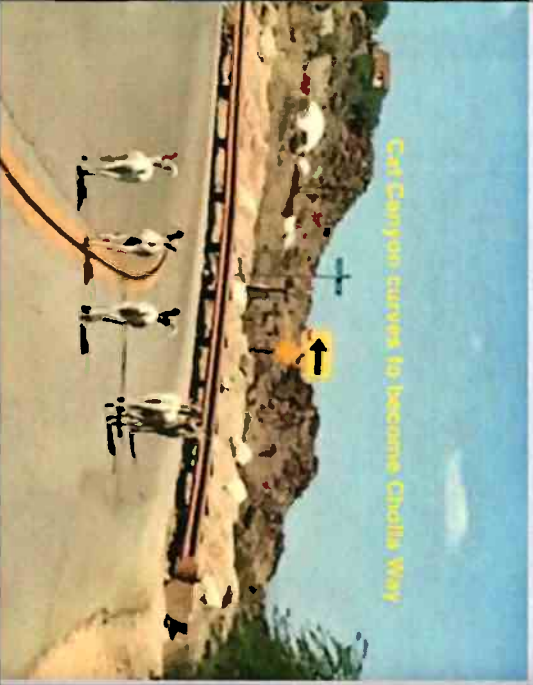
Finally, the scenic quality of the community's peaks, ridgelines, and hillsides, and problems of erosion and runoff

shall be designed to protect the scenic qualities of the community.

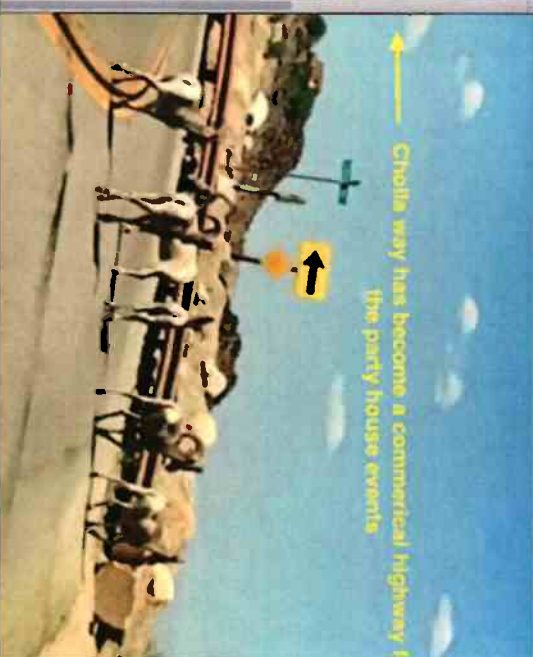
To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not



**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

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: 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: C22100000-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>

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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 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 ~~ecosystem~~ 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 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 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 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

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: 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 am with the phone number you provided in the form so you can be identified during the meeting.

21.2

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 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 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.





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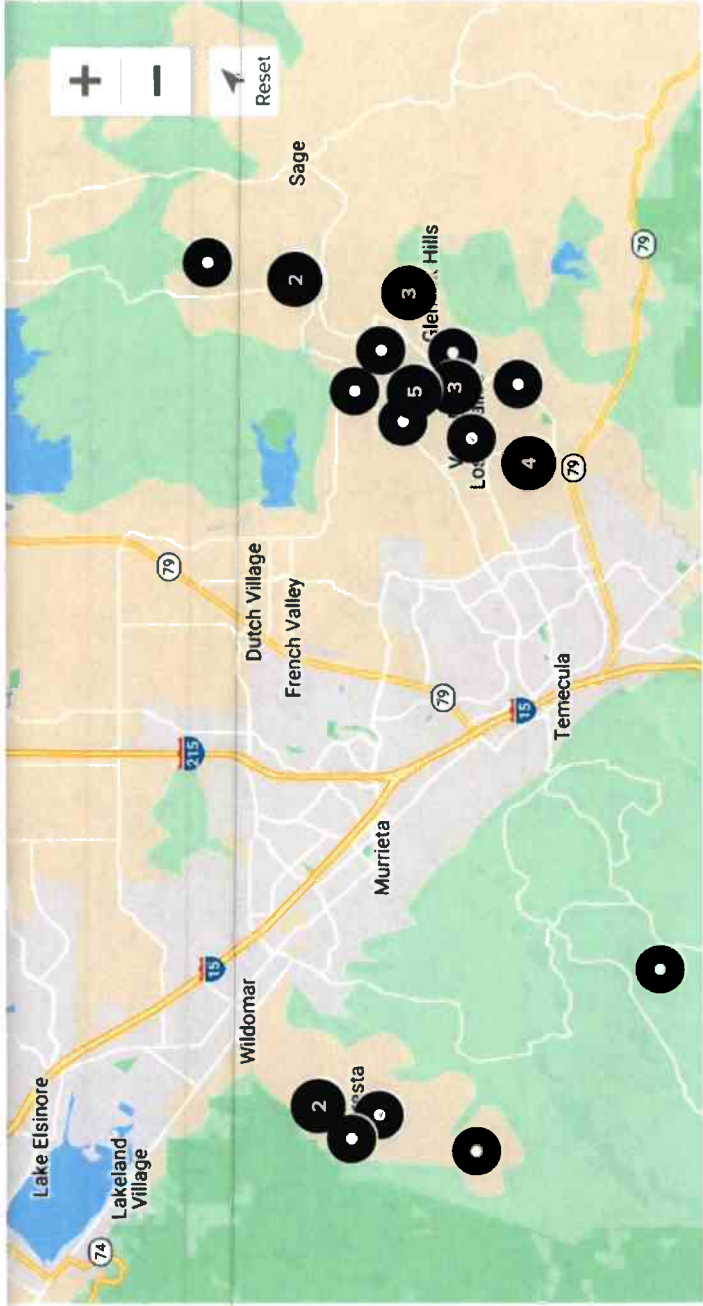
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Maxwell, Sue

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 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: ordnance 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 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

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: 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 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/oxrvsJVxr00>
Save Our Family Gatherings (1:09)

<https://youtu.be/uMveVAzMhTQ>
Steve Vukovich, Owner, Blue Pacific Pools (1:23)

<https://youtu.be/cZHKDhzPwo>
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 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 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 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 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 5:36 PM
To: COB; sjmanfredi@aol.com
Subject: Board comments web submission

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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 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

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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): [AvantStay-Amendment.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.

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. *RAB*
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 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

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Hello,

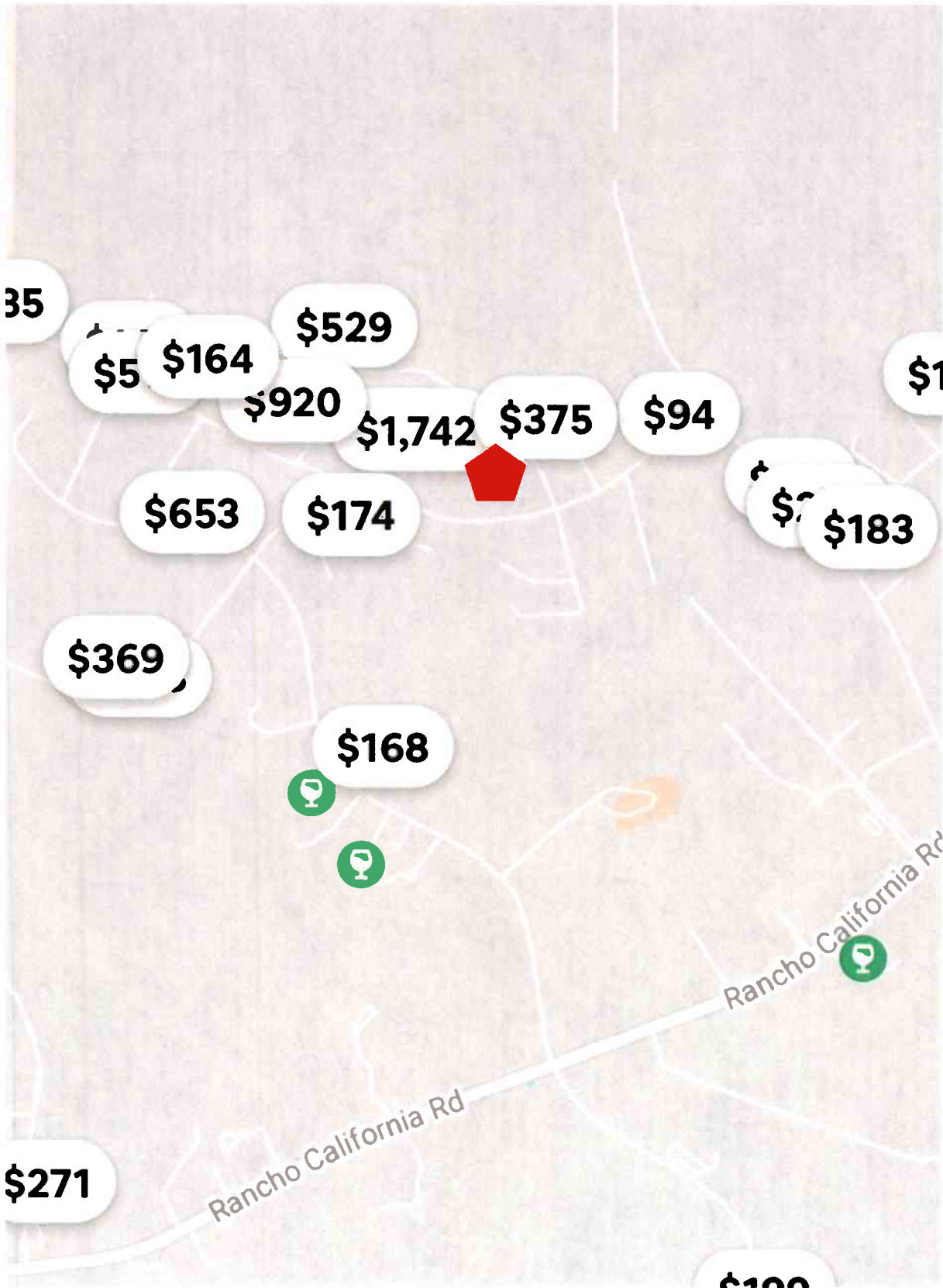
Attached is a PDF file that I would like brought up on the television prompters when it is my turn to speak. This shows a large concentration of Short Term Rentals in my neighborhood lending to the argument that limiting the amount is drastically needed in residential neighborhoods..

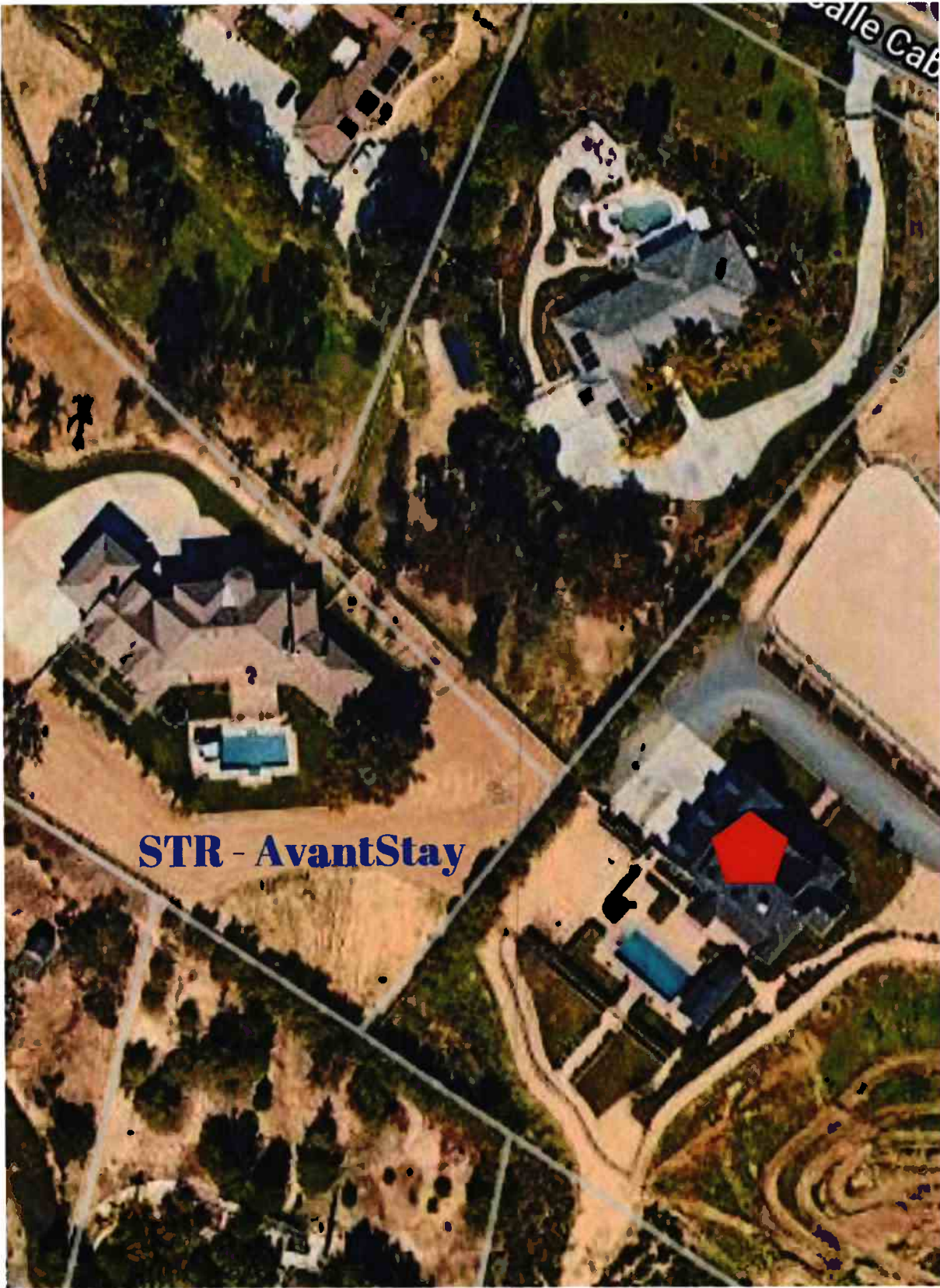
Thank you,

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

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

Hello,

I 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 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 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

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

Please 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 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 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 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 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

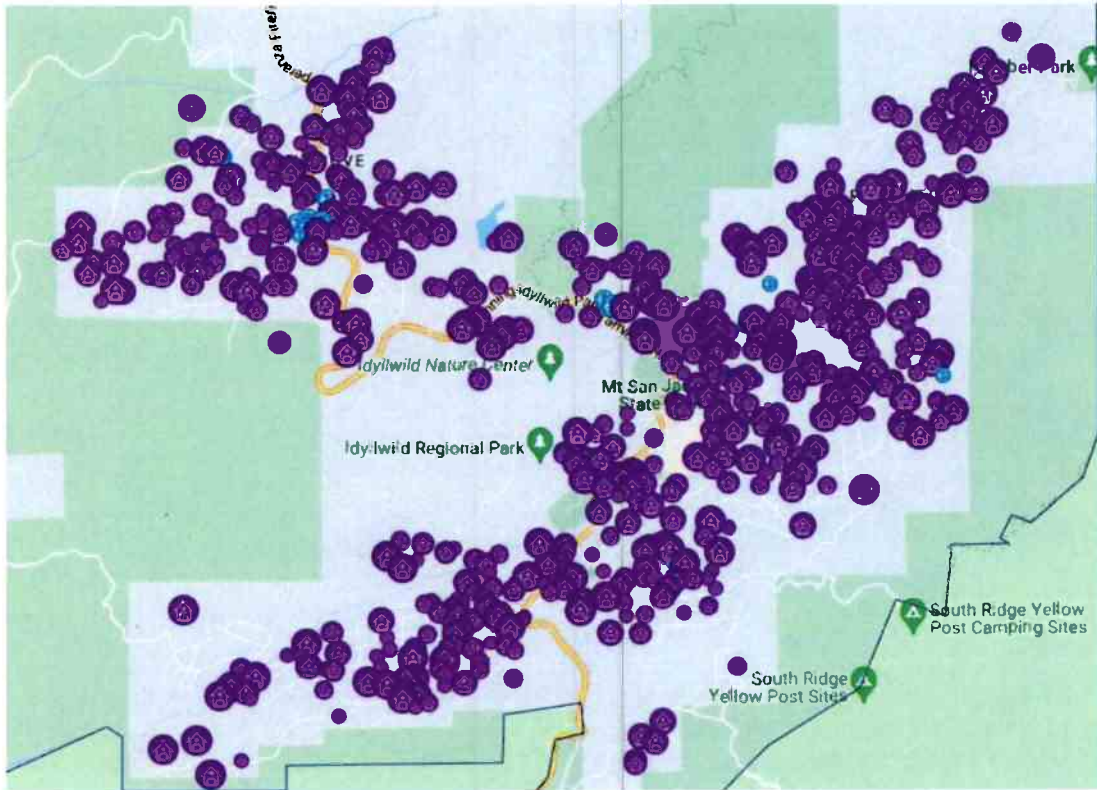
Comments: Hello,
Thank you for passing 927.1 on Tuesday.
I participate in 3 STR solution groups in town and we want to thank you and mention a couple of additional items, moving forward, that will help enforcement and residents alike.

Woody

Attachments (Must be .pdf, .doc, or .docx): [StrSaturation.pdf](#)

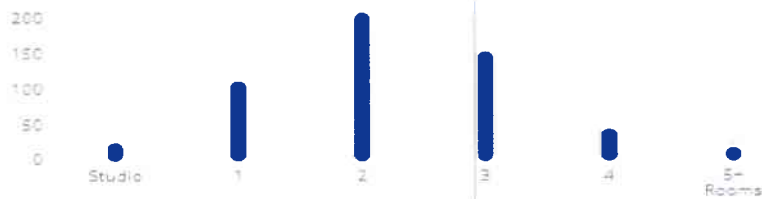
Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220726 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am 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**

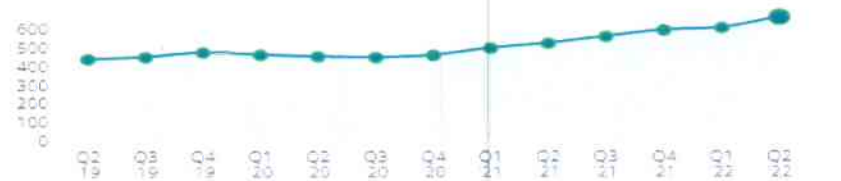


 **55%**
 **11%**
Listed on Both 34%

Rental Size



Rental Growth



Per industry site: [Airdna.co](https://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 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 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.burly@hotmail.com
Subject: Board comments web submission

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First Name: Jillian
Last Name: lbave
Phone: 8583355455
Email: jillian.burly@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 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 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

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: 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 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

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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 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 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 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 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 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 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 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 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: Archana Vohra <archana.vohra1@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

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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 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 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 am with the phone number you provided in the form so you can be identified during the meeting.