

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



ITEM: 21.4
(ID # 19920)

MEETING DATE:

Tuesday, September 13, 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: Continued on page 2


ACTION:


John Hildebrand, Planning Director 09/13/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as amended to direct staff to include on section 8.G.1 of Ordinance, add wording: “as amended by Executive Office;” Change sprinkler requirement to recommendation on the occupancy check list; Section 7.8 add wording “the county determines the maximum number of occupants for Short Term Rental’s (STR);” back out Additional Dwelling Unit’s (ADU); amend the General Plan Housing Element and Ordinance No. 348 (Land Use) to allow ADUs to be used as STRs; Occupancy 1 person per 200 sq. ft. based on acreage up to 10 people per acre, up to 16 people on 2 1/2 acres, and up to 20 people over 2 1/2 acres.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 13, 2022
xc: TLMA-Planning, E.O., Co.Co., COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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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;
- 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.

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:

Board of Supervisors – July 26, 2022

The Short Term Rental Ordinance was heard on the **July 26, 2022** Board of Supervisors (“Board”) meeting, where staff provided a presentation and then the Board took public

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testimony. The Board then closed the public hearing, deliberated, and took action to continue the item to the **September 13, 2022** Board hearing. During deliberations, the Board discussed several provisions, tasking staff to either directly amend or bring back options for consideration. The following summarizes that discussion and outlines the specific provisions that have changed as well as provides options as requested.

Ordinance No. 671.22 – Fees

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 departments related to ongoing administration and enforcement of the County's Short Term Rental (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.

Ordinance No. 927.1 - Short Term Rental Ordinance Changes

Occupancy

The Board asked staff to provide options related to how occupancy is calculated for Short Term Rentals. As a reference, the following provision was presented to the Board on July 26:

Section 8.g.

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.

Staff discussed a variety of different potential options for occupancy related to property size and dwelling unit size, rather than strictly room counts. After lengthy discussions, and additional research, staff is proposing the following, which staff feels is the most flexible, easiest to implement, and complies with California Building Standards Codes:

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- 1) All Short Term Rental facilities, regardless of room count, house size, or property size, may be allowed up to 10 persons.
- 2) 11 to 16 persons may be allowed, provided the Short Term Rental implements certain upgrades approved by the County Building Official, which will be specified on a self-certification check list.
- 3) >16 persons **MAY** be allowed, upon evaluation and upgrades of the Short Term Rental through the Building and Safety permitting process.

This proposed change to occupancy is consistent with California Building Standards Codes and the County's interpretation of a Short Term Rental relative to the R-3 and R-1 occupancy types in the California Building Code (CBC).

First, the 10 person maximum occupancy for Short Term Rentals was developed using the guidelines of the 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 Short Term Rentals "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 Short Term Rentals are being compared to lodging houses, then Short Term Rentals may allow 10 or fewer occupants.

Second, the 11 to 16 person maximum occupancy was developed utilizing Section 104.11 of the CBC, which allows the County Building Official to approve an alternative material, design and method of construction when the building official "finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety." The County Building Official developed a list of minor upgrades for a Short Term Rental which he finds complies with the Code in quality, strength, effectiveness, fire resistance, durability and safety for 11 to 16 occupants. The minor upgrades include fire sprinklers, exiting signs, and other life-safety features.

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Finally, greater than 16 occupants may be allowed when the Short Term Rental is classified as an R-1 occupancy classification. The R-1 occupancy classification includes occupancies with occupants which are “primarily transient in nature”: (1) Boarding houses (transient) with more than 10 occupants, (2) Congregate residences (transient) with more than 10 occupants, (3) hotels (transient), and (4) motels (transient). The R-1 occupancy classification has no upper limit on the number of transient occupants. The number of occupants is determined by the life-safety design characteristics of the dwelling or building. Short Term Rental owners or operators who would like greater than 16 occupants for a Short Term Rental will need to submit an application to the County Building and Safety Department for consideration and upgrade the building, which may include, but is not limited to, the following: one-hour fire rated corridors, upgraded fire walls, commercial grade fire sprinklers, exit signs, minimum of two exits from each story, limited openings for exterior walls, fire protection of structural elements, a fire alarm system, disabled access and other requirements depending on the size of the building and characteristics of the site.

Accessory Dwelling Units (“ADUs”)

The Board asked for further clarification as to why ADUs are not permitted to be used as a Short Term Rental. The following describes in more detail this restriction, as it relates to State law.

Section 5 of proposed Ordinance No. 927.1 precludes certain legal privately owned residential dwellings, including ADUs and junior ADUs, from obtaining a Short Term Rental Certificate based on restrictions in state and local law.

Ordinance No. 348 Article XIXj prohibits “Additional Residential Accommodations” from being rented for 30 or less days, which includes any ADU, junior ADU, second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet). Since Short Term Rentals are defined as a rental of less than 30 days, ADUs are currently prohibited as a Short Term Rental. (See Ordinance No. 927, Section 4.1.)

Although the state law does not prevent the County from allowing certain accessory dwelling units to be rented for 30 or less days, the County had to restrict accessory dwelling units to longer than 30 days in order to utilize the ADUs to meet the County’s projected housing needs from the California Department of Housing and Community Development Regional Housing Needs Assessment (RHNA) Allocation. In September 2021, the County adopted its 6th Cycle Housing Element as part of the Comprehensive General Plan to meet the requirements of the RHNA Plan and identified 1,328 ADUs of various income categories and 500 additional Innovative Housing Options, which also includes ADUs, towards the County’s RHNA requirement of 40,647 housing units. The County’s 6th Cycle Housing Element also identified two commitments (called “Actions” in the Housing Element) by the County to increase the number of ADUs to meet the RHNA Plan: Action H-9 and Action H-10. According to state law, a local jurisdiction shall not at any time cause the inventory of sites designated in the housing element to be insufficient to meet its required RHNA numbers for lower and moderate-income households. With the incorporation of ADUs into the County’s Housing Element to meet the RHNA Plan, the County is committed to utilizing ADUs as housing stock for the region and,

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thus, required to prohibit Additional Residential Accommodations from being rented for 30 or less days, which includes prohibiting ADUs from use as a Short Term Rental.

If the Board would like to allow ADUs, Junior ADUs or other Additional Residential Accommodations to be operated as a Short Term Rental, staff would need to revise the 6th Cycle Housing Element to remove ADUs from the RHNA calculation and identify further sites and also revise Ordinance No. 348 to remove the 30 day rental requirement for all Additional Residential Accommodations. Pursuant to state law, any revisions to the County's regulations of ADU and Junior ADUs in Ordinance No. 348 must be provided to HCD for comment, which may require further amendments.

Senate Bill 9 (2021) (SB 9) Units

The Board requested further clarification as to why SB 9 units are not permitted to be used as a Short Term Rental.

Section 4.q. of proposed Ordinance No. 927.1 excludes properties created pursuant to Senate Bill 9 from being used as a Short Term Rental based on state law. According to Senate Bill 9 (Chapter 162, Statutes of 2021), housing units created pursuant to SB 9 must be rented for longer than 30 days, which excludes Short Term Rentals. Accessory dwelling units may be added to maximize the amount of units per parcel but are still subject to their own separate statutory and jurisdictional requirements.

By way of background, SB 9 created by-right urban lot splits (Gov't Code section 66411.7) and provided for two residential units by-right on the same parcel (Gov't Code section 65852.21). When SB 9's lot split and two-unit development are combined, an applicant may obtain four units on the parcel that originally allowed one. Accessory dwelling units (ADUs) may be added in conjunction with SB 9 units, but there are limitations. As part of the SB 9 rules and restrictions, the state decided any units created pursuant to the lot split or two-unit development must be rented for longer than 30 days. (Gov't Code sections 65852.21(e) and 664117(h).) Therefore, the Legislature specifically required SB 9 units to be rented for a longer period of time and specifically excluded rentals under 30 days, which includes Short Term Rentals.

Section 4.q. of proposed Ordinance No. 927.1 defines the term "Short Term Rental" as a legal privately owned residential dwelling which is rented for occupancy for less than 30 consecutive calendar days, excluding "properties" created pursuant to SB 9. If the Board would like more flexibility, staff can revise Ordinance No. 927.1 to exclude only "units" created pursuant to SB 9 instead of "properties". This change will allow other units on the property which are not SB 9 units to be rented as a Short Term Rental, if they would otherwise qualify under Ordinance No. 927.1.

The Legislature's intent in adopting SB 9 was to create long-term affordable housing solution. With long-term affordable housing as the goal, the Legislature has also allowed ADUs to be counted toward the County's Regional Housing Needs Assessment Allocation.

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Single Room Occupancy Units (SRO) Units

Supervisor Jeffries requested further clarification about SRO units and why they are not allowed to be used as a Short Term Rental. This special type of housing is allocated as a low income unit and will have a deed restriction recorded against it, ensuring the unit is used accordingly. Based on the requirement that SROs are designed for “extremely low, very low, low-, and moderate-income households” as part of the County’s Housing Element, defined as “permanent resident rooms”, and required to have a deed restriction, SROs are intended as permanent housing stock and should not be used for Short Term Rentals. As a result, Section 5 of Ordinance No. 927.1 identifies SROs as a use which does not qualify as a dwelling which can obtain a Short Term Rental Certificate.

Exterior Inspections

The Board determined Code Enforcement’s initial inspection of the Short Term Rental property to verify the required sign, adequate on-site parking, and working Noise Monitor system should be conducted only of the exterior portion of the property. The word “exterior” was added to all inspections of the Short Term Rental property throughout the ordinance.

Onsite Signage

The Board and public discussed the provision that requires an onsite, exterior sign to be posted, that identifies the facility as a Short Term Rental and includes emergency contact information. Public comments ranged from support of making the information available and transparent as an STR is considered a business, to opposition with concerns about privacy and safety. This provision remains in the Ordinance but has been amended to clarify a detail about its location by removing the phrase “from the street.” Now the requirement is that the sign should just be in a location that is “clearly visible.” It is the intent to create a standardized sign (same design and size) that every certified STR facility in the County will use and will include the following information:

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

The Board briefly discussed the requirement to install noise monitoring systems at every STR facility both on the exterior and interior of the structure. The Board felt that requiring one on the inside was too restrictive and they further expressed potential privacy concerns. This provision has been amended to ONLY require a noise monitor on the exterior.

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Enforcement

This section was modified to correct a fine amount, as authorized in Riverside County Ordinance No. 725 and in accordance with California Government Code Section 53069.4. The first violation fine amount had stated \$1,300. This has been amended to \$1,500, reflecting State law. The following is the entire amended provision:

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. \$1,500.00 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.

Outdoor Fire Areas

The Board discussed how and where outdoor fire pits might be allowed at a Short Term Rental facility. Section 8.n. is an existing provision that discusses the use of fire pits and states that outdoor fire areas **MAY** be allowed but are subject to local fire restrictions. This provision has been further clarified to include additional language about ensuring consistency with State and local agencies fire requirements. The following is the revised provision:

Section 8.n. Outdoor fire areas shall be permissible only when not otherwise prohibited by state or local fire bans, regulations, rules or guidelines. When legally permissible, outdoor fire areas shall be located on a non-combustible surface, covered by a fire screen, and extinguished as soon as it is no longer in use or by 10:00 p.m., whichever is earlier.

Responsibility for Violations

Section 11.c has been amended to explicitly state that the "Responsible Operator" shall be the entity responsible for curing any violations related to the STR Ordinance. Previously, this provision inferred that a listing agent could also be responsible for violations. The following is the amended provision:

Section 11.c. Violations of this ordinance include, but are not limited to, a Responsible Operator conducting, causing, allowing, authorizing, permitting, facilitating, aiding, abetting, suffering, concealing or maintaining, any of the following:

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This provision then provides multiple examples of violation types.

Minimum Night Stay

During STR discussions at Planning Commission, staff had changed the minimum night stay, to require “two nights and three days,” but the Planning Commission ultimately felt that was too restrictive, resulting in a change to just “one night and two days.” Length of stay was again discussed at the Board hearing, where Supervisor Perez recommended changing back to a minimum two nights stay. The other Supervisors felt that one night would be appropriate; however, staff will bring this provision back to the Board for final consideration and consensus.

Phase 2 – Short Term Rental Ordinance Amendments

The Riverside County Planning commission, during the May 18, 2022 hearing, recommended the STR Ordinance to the Board, but tasked staff with researching and recommending additional, future changes (Phase 2), related to establishing STR occupancy limits / caps within the Idyllwild and Wine Country areas. Staff is seeking confirmation of this request by the Board and is soliciting any further input about constructing potential limits.

Environmental Findings

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

Second, Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this project is an amendment to the County’s Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.1 is a comprehensive amendment updating and clarifying provisions related to registration and certificates, noise, host education and platforms, and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or

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grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.1 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

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

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

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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: Ordinance No. 927.1 – Short Term Rentals (07-26-2022 Redline Version)

Exhibit B: Ordinance No. 927.1 – Short Term Rentals (07-26-2022 Redline Version)

Exhibit C: Ordinance No. 671.22 - Consolidated Fees for Land Use

Exhibit D: Board of Supervisors Initiation

Exhibit E: 07-26-2022 Board of Supervisors Report

Exhibit F: 05-18-2022 Planning Commission Report

Exhibit G: 04-20-2022 Planning Commission Report

Exhibit H: Airport Land Use Commission Report

Exhibit I: Nexus Study

Exhibit J: Grand Jury Report

Exhibit K: Notice of Exemption – CEQA

Exhibit L: Short Term Rentals – Occupancy Checklist


Scott Bruckner 9/7/2022

1 Section 2. PURPOSE. To ensure protection of the public health and safety of residents
2 and guests and to protect the environment, it is the purpose of this ordinance to provide regulations and
3 establish standards for short term rentals in the unincorporated area of the County of Riverside and to ensure
4 the collection and payment of transient occupancy taxes and assessments, including Tourism Business
5 Improvement Districts (TBIDs) and Tourism Marketing Districts (TMDs) within the unincorporated area
6 of the County of Riverside.

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

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

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

- 1 h. Hosting Platform. A person or entity that participates in the Short Term
2 Rental business by collecting or receiving a fee or other compensation,
3 directly or indirectly through an agent or intermediary, when conducting a
4 Booking Transaction for a Short Term Rental using any medium of
5 facilitation, including, but not limited to, the Internet.
- 6 i. Local Contact Person. The person designated by the Owner, Owner's
7 Authorized Representative, or Operator who shall be available twenty-four
8 hours per day, seven days per week for the purpose of responding within sixty
9 minutes to complaints related to the Short Term Rental, who has access and
10 authority to assume management of the unit and is responsible for taking
11 remedial action to resolve such complaints.
- 12 j. Noise Monitor. A sound level meter meeting the standards of the American
13 National Standards Specifications for Sound Level Meters or another
14 acoustical or decibel measurement device with similar capabilities and
15 features that does not have a camera, record conversations, nor store any
16 personal data.
- 17 k. Operator. The Owner or the Owner's Authorized Representative who offers
18 or provides the Short Term Rental.
- 19 l. Owner. The person or entity that holds legal or equitable title to the Short
20 Term Rental.
- 21 m. Owner's Authorized Representative. The individual(s) identified in writing
22 by the Owner to act on behalf of the Owner with respect to the Short Term
23 Rental. Owner may delegate certain duties of the Owner's Authorized
24 Representative to more than one party.
- 25 n. Responsible Guest. A Guest of the Short Term Rental who is at least eighteen
26 (18) years of age, entered into a Booking Transaction to rent the Short Term
27 Rental, and is legally responsible for ensuring that all Guests of the Short
28 Term Rental comply with all applicable laws, rules and regulations pertaining

1 to the use and occupancy of the Short Term Rental.

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

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

- 7 1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years
8 of age;
- 9 2. Local Contact Person(s) of the Short Term Rental;
- 10 3. Owner(s) of the Short Term Rental;
- 11 4. Owner’s Authorized Representative(s) of the Short Term Rental; or
- 12 5. Operator(s) of the Short Term Rental.

13 q. Short Term Rental. A legal privately owned residential dwelling, including,
14 but not limited to, a one family detached dwelling or multiple family attached
15 dwelling, apartment house, condominium, cooperative apartment, duplex,
16 mobile home on permanent foundations or a manufactured home on
17 permanent foundations, or any portion of such dwellings, including the
18 property or yard appurtenant thereto, which is rented for occupancy for
19 dwelling, lodging, or sleeping purposes for any period less than thirty (30)
20 consecutive calendar days total but not less than two (2) consecutive days and
21 one (1) night. Portions of calendar days are counted as full days. A Short
22 Term Rental shall exclude all properties which have been subdivided
23 pursuant to California Government Code sections 65852.21 or 66411.7 (also
24 known as “Senate Bill 9” or “SB 9”) or properties or dwellings subject to
25 conditions of approval, legal deed restrictions or other legal requirements
26 prohibiting this type of rental or occupancy.

27 r. Short Term Rental Certificate. A certificate that allows the use of a privately
28 owned residential dwelling as a Short Term Rental pursuant to this ordinance.

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

4 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined
5 in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
6 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
7 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
8 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
9 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
10 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
11 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or
12 other facility in which human beings are detained and housed under legal restraint; any housing owned or
13 controlled by an educational institution and used exclusively to house students, faculty or other employees
14 with or without their families, any fraternity or sorority house or similar facility occupied exclusively by
15 students and employees of such educational institutions and officially recognized and approved by it; any
16 housing operated or used exclusively for religious, charitable or educational purposes; any housing owned
17 by a governmental agency and used to house its employees or for governmental purposes; any camp as
18 defined in the Labor Code; and any employee housing or other housing furnished by an employer
19 exclusively for employees or employees and their families; single room occupancy units, as defined by
20 Riverside County Ordinance No. 348; and any accessory dwelling unit, junior accessory dwelling unit,
21 second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet).

22 Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

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

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

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

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

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

1 13. The County has not permanently revoked the Short Term Rental
2 Certificate, pursuant to Section 11 of this ordinance.

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

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

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

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

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

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

25 5. For Short Term Rental properties that have been the subject of a
26 Notice of Violation within the past twelve (12) months, within 30
27 days of the County's receipt of the renewal fee, the County is
28 authorized to verify the Short Term Rental has the required sign,

1 adequate on-site parking, and working Noise Monitor system,
2 pursuant to Sections 8 and 11 of this ordinance. A Responsible
3 Operator shall be available at the intended Short Term Rental property
4 within sixty (60) minutes of the County's request for an exterior
5 inspection to verify the requirements have been met; and,

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

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

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

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

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

27 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

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

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

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

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

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

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

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

26 g. Unless further limited by the California Building Standards Code or other
27 applicable law, occupancy of a Short Term Rental shall be determined as
28 follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21 x. A Responsible Operator shall respond within sixty (60) minutes of being
22 notified that the Responsible Guest or a Guest of the Short Term Rental
23 created unreasonable noise, engaged in disorderly conduct or committed
24 violations of any applicable law, rule or regulation, including this ordinance,
25 and halt or prevent the recurrence of such conduct. The Responsible Operator
26 shall be subject to all administrative, legal and equitable remedies available
27 to the County for failing to respond to the County within sixty (60) minutes.
28

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

4 z. Snow Removal.

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

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

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

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

27 Section 10. NOTIFICATION AND COMPLAINTS.

28 a. A Responsible Operator shall provide written notice to all property owners

1 of properties located within 300 feet of the Short Term Rental's property line
2 or cover at least twenty (20) surrounding properties, whichever is greater, that
3 a Short Term Rental Certificate was obtained for the Short Term Rental
4 within ten (10) days of approval of a Short Term Rental Certificate. Such
5 notification shall also include the Responsible Operator's contact
6 information. In the event of a change in the provided contact information,
7 new notification with the updated information shall be provided in the same
8 manner. All notification costs shall be borne by the Responsible Operator.

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

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

1 properties shall be apprised of this complaint procedure as part of the
2 notification requirements of this section.

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

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

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

11 a. Initial Inspections.

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

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

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

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

12 c. Violations of this ordinance include, but are not limited to, a Responsible
13 Operator conducting, causing, allowing, authorizing, permitting, facilitating,
14 aiding, abetting, suffering, concealing or maintaining, any of the following:

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

- 1 6. Completion of a Booking Transaction for a Short Term Rental
- 2 without a valid County-issued Short Term Rental Certificate for the
- 3 Short Term Rental;
- 4 7. Completion of a Booking Transaction for a Short Term Rental when
- 5 the related Short Term Rental Certificate has been expired, denied,
- 6 revoked or suspended by the County;
- 7 8. Violation of any applicable laws, codes or regulations related to
- 8 health and safety, which includes, but is not limited to, building,
- 9 safety, fire, or health;
- 10 9. Any activity at any Short Term Rental that constitute a public
- 11 nuisance under applicable state or local law, or which otherwise
- 12 constitute a hazard to the public health, safety or general welfare;
- 13 d. The Code Enforcement Director, or designee, shall have the authority to
- 14 establish administrative procedures consistent with the provisions of this
- 15 ordinance for carrying out and enforcing the requirements and the provisions
- 16 of this ordinance.
- 17 e. If any provision of this ordinance conflicts with any provision of any other
- 18 Riverside County Ordinance, the more restrictive provision shall control.
- 19 f. In addition to any other remedies provided by law and unless otherwise
- 20 specified by this ordinance, violations of this ordinance shall be enforced as
- 21 authorized in Riverside County Ordinance No. 725. Each day a violation is
- 22 committed or permitted to continue shall constitute a separate offense.
- 23 Violations of this ordinance shall be treated as a public nuisance and strict
- 24 liability offense regardless of intent.
- 25 g. Violations of this ordinance shall be deemed a threat to the public health and
- 26 safety and an infraction. Unless otherwise stated in this section, the
- 27 administrative citation penalty procedures governing the imposition,
- 28 enforcement, collection, and administrative review of an administrative

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

- 5 1. \$1,500.00 for a first violation of this ordinance;
- 6 2. \$3,000.00 for a second violation of this ordinance related to the same
7 Short Term Rental within one year of the first violation; and
- 8 3. \$5,000.00 for each additional violation of this ordinance related to the
9 same Short Term Rental within one year of the first violation.

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

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

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

24 Section 13. SEVERABILITY. If any provision, clause, sentence, or paragraph of this
25 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity
26 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
27 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”
28

COPY

ORDINANCE NO. 671.22

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 671

ESTABLISHING CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS

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

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

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

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

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

BY: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER,
CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM:

August 25, 2022

By: Sarah K. Moore
Sarah K. Moore
Deputy County Counsel

Boydd, April

From: cob@rivco.org
Sent: Sunday, September 11, 2022 10:03 AM
To: COB; jhunter@futureceuticals.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: John M
Last Name: Hunter
Address (Street, City and Zip): 39480 Avenida de la Bandolero
Phone: 7089277000
Email: jhunter@futureceuticals.com
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: 927.1 Short term rentals
State your position below: Oppose
Comments: Wine Country, an umbrella term that describes Wine Country, Wine Country Residential, and Wine Country Equestrian, must be carved out of 927.1. Wine Country was already covered by 348 when the original 927 was erroneously passed in 2016, Jan. 348 needs to be updated into a newer version after full review by winery owners, residents and county officials.

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 20220913. 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.

Boydd, April

From: cob@rivco.org
Sent: Sunday, September 11, 2022 10:20 AM
To: COB; asianoah1@comcast.net
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: Debra
Last Name: Hunter
Address (Street, City and Zip): 39480 Avenida De La Bandolero, Temecula, CA 92592
Phone: 7087387000
Email: asianoah1@comcast.net
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: Short Term Rentals 927.1
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 20220913. 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.

Boydd, April

From: Scott Wilson <scott@visitemeculavalley.com>
Sent: Sunday, September 11, 2022 8:17 PM
To: COB; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District5
Cc: bill@wilsoncreekwinery.com; jkelliher@gogrape.com; Pradetto, Joe; Brock, Robyn
Subject: Visit Temecula Valley Letter From Board of Directors - RE: STR Ordinance
Attachments: VTV LTR - RIVCO 9.11.22.pdf

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

Dear Riverside County Board of Supervisors – I have attached a letter that has been sent out and approved by our full Board of Directors regarding the 927.1 STR Ordinance.

Please feel free to reach out if you have any questions regarding our position or need further clarification.

Sincerely,
Scott

Scott A. Wilson
President & CEO
28690 Mercedes Ave., Suite A
Temecula, CA 92590
DIRECT: 951-252-2135
Mobile: 951-956-9765
VisitTemeculaValley.com



CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it is confidential and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone, and destroy the original transmission and its attachments without reading them or saving them. Failure to follow this process may be unlawful. Thank you for your cooperation.



September 11, 2022

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – Fifth Floor
Riverside, CA. 92501

Dear Board of Supervisors:

For over 30 years stakeholders and Riverside County leadership have judiciously guided the development of the Temecula Valley Wine Country through the provisions of Ordinance 348. This has saved our vineyards from the fate of the orange groves of Orange County and created a wine country that is becoming widely known as a place where wines are made that can compare favorably to any in the world, a wine country where the interests of residents, growers, wineries, and food and lodging establishments are equally respected.

Ordinance 348 describes an agricultural zone that specifically allows compatible commercial uses designed to raise the economic value of the land above that of what it would be worth as housing developments. These allowable uses are specifically set out, and in the area of lodging, include Cottage Inns, Bed & Breakfasts, Country Inns, and Hotels. When last updated in 2012, short-term rentals were not on the radar and were not specifically addressed.

Throughout the Short-Term Rental Ordinance hearings, we have heard of the disparate needs of Idyllwild, the Desert, and most notably wine country. We have learned that trying to make a one-size-fits-all solution is proving to be very difficult. Regardless of the difficulty, we believe that the nature of Ordinance 348 compels us to treat Short Term Rentals within its provisions, and not through Ordinance 927.

To this end, we are in favor of removing the areas subject to Ordinance 348 from Ordinance 927, and immediately convening a Task Force made up of County Staff and Wine Country stakeholders, including residents, growers, wineries, hotels, and Short-Term Rental owners. Its goal would be to craft appropriate amendments to 348 that would allow for short term rentals in a manner that properly meshes with the existing lodging provisions and fully addresses the needs, concerns, and safety of all stakeholders and guests

Sincerely,

Scott A. Wilson – on behalf of our Board of Directors
President & CEO

Boydd, April

From: Rosemary Burns Hallick <rbostaph@usa.net>
Sent: Tuesday, September 13, 2022 12:20 AM
To: COB
Subject: Board Agenda 9/13/2022 Item 3.18 Public Comment

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

Please consider extending the moratorium to ALL unincorporated areas of the County, not just those listed, until stricter regulations and substantial fines for violations can be established. Many Cities in the Coachella Valley are restricting or outright banning STVRs, with La Quinta being the most recent City to have such a measure being placed before the voters. So guess where all of the investors are now buying? Bermuda Dunes! Still close to valley entertainment and dining options, without all of the regulations. In the past year I have seen several homes in my neighborhood that were for sale, and now are clearly being rented out 30 days and less. One home that was for sale (for 800K!!!) talked about all of the bookings it already had in the sales listing. We were already having to tolerate loud parties and music from the larger estate homes in the area, especially during festival season. But now the investors are buying whatever is available, driving up prices and making home ownership completely out of reach the working class.

I am not against STVRs in general and if well-regulated can co-exist peacefully with neighbors while being an economic boon for an area. However, right now there doesn't seem to be any enforcement- you certainly don't have enough Sheriff deputies nor code officers to patrol this area, and with no cap on the number of permits, the concentration could easily get high (especially if the ban in LQ passes in November).

By the way, there has been NO public outreach to the Bermuda Dunes community to inform us that this issue was being considered by the Board, despite the fact that apparently you have been studying this for months. I understand there are some real issues up in the mountain communities, but wouldn't it make sense to address all of the unincorporated areas at once, before we just become another Idyllwild?

Thank you for your time,
Rosemary Hallick

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 11:26 PM
To: COB; Jeannine.Charles.Stigall@gmail.com
Subject: Board comments web submission

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First Name: Jeannine
Last Name: Charles-Stigall
Address (Street, City and Zip): 25225 Tahquitz Road, #4424
Phone: 9516592426
Email: Jeannine.Charles.Stigall@gmail.com
Agenda Date: 09/14/2022

Agenda Item # or Public Comment: Short Term Rentals

State your position below: Oppose

Comments: This is a "single family" neighborhood.
Only one of 4 STRs on our block (not street, BLOCK) is registered with the county.
We have a monster house next door that "sleeps 12 max" but regularly has many more ppl.
Owned by a non-resident multiple property owner.
It is permitted as a 3BR/2BA but is now a 6BR/4BA bc of unpermitted work.
The septic is rated for a 3BR home.
There is a community well within 100 ft of the property.
Had to call FD X3 for fire ring fires. Being stupid with excelleraters.
It now has 2 large hot tubs, one that overlooks our property.
Their "back fence" neighbors check to see if it is rented before coming to idyllwild to enjoy their second home.
We keep our dogs from barking at them but most do not keep their dogs from barking at ours.

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 20220913. 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 9:30 PM
To: COB; captainwoody@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: Woody
Last Name: Henderson
Address (Street, City and Zip): 53250 Pina Vista Dr
Phone: 3103571070
Email: captainwoody@gmail.com
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: 21.4 - ordinance 927.1
State your position below: Neutral
Comments: We think adding Idyllwild to the Temecula wine country hosted only carve out would solve both of our town issues.
If the board is not going to vote on 927.1 (again), a moratorium on granting certifications until 927.1 passes.

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 20220913. 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 7:41 PM
To: COB; petrellap@comcast.net
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: Paul
Last Name: Petrella
Address (Street, City and Zip): 38060 Mesa Rd, Temecula CA 92592
Phone: 9512954307
Email: petrellap@comcast.net
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: #21.4 (STR 927.1)
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 20220913. 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 7:31 PM
To: COB; petrellap@comcast.net
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: PAUL
Last Name: PETRELLA
Address (Street, City and Zip): 38060 MESA RD
Phone: 9512954307
Email: petrellap@comcast.net
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: Public Comment
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 20220913. 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 5:24 PM
To: COB; Kenaperez@aol.com
Subject: Board comments web submission

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



First Name: Kena
Last Name: Holeyfield
Address (Street, City and Zip): 35530 Pauba Road
Phone: 4022085101
Email: Kenaperez@aol.com
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: Ordinance 927
State your position below: Oppose
Comments: I am giving my time to Roy Holeyfield
Attachments (Must be .pdf, .doc, or .docx): [RIVERSIDE-STR-PROPOSED-OCCUPANCY.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 20220913. 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.

Boydd, April

From: COB
Sent: Monday, September 12, 2022 4:59 PM
To: Van Wagenen, Jeffrey; Leach, Charissa; Young, Alisa; Baldwin, Sayori N; Rogers, Dave
Cc: Hildebrand, John; COB
Subject: September 13, 2022 Item 21.4 Public Comment on STRs (Murrieta Temecula Group)
Attachments: 2022 09 06 Letter to Riv Co Supervisors.pdf

Forwarding an email received via COB, all District Supervisors and Juan.

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
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: John Kelliher <jkelliher@gogrape.com>
Sent: Monday, September 12, 2022 3:13 PM
To: COB <COB@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@Rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Cc: Adam A. Ruiz <adam@srcar.org>
Subject: Letter to RivCo B.O.S. from Murrieta Temecula Group

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

Please see attached letter from the membership of the Murrieta Temecula Group (MTG), regarding Ordinances 927.1 (proposed) and 348.

Cheers!

John Kelliher
Founder and Chief Wino

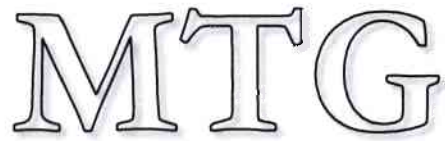


Office: 951-693-5755 | GoGrape.com



Follow Us:





“A Group of Community Leaders Serving Southwest Riverside County”

September 6, 2022

Riverside County Board of Supervisors
Riverside, CA

Reference: Ordinance 927

Honorable Board of Supervisors:

For over 30 years stakeholders and Riverside County leadership have judiciously guided the development of the Temecula Valley Wine Country through the provisions of Ordinance 348. This has saved our vineyards from the fate of the orange groves of Orange County and created a wine country that is becoming widely known as a place where wines are made that can compare favorably to any in the world, a wine country where the interests of residents, growers, wineries, and food and lodging establishments are equally respected.

Ordinance 348 describes an agricultural zone that specifically allows compatible commercial uses designed to raise the economic value of the land above that of what it would be worth as housing developments. These allowable uses are specifically set out, and in the area of lodging, include Cottage Inns, Bed & Breakfasts, Country Inns, and Hotels. When last updated in 2012, short-term rentals were not on the radar and were not specifically addressed.

Throughout the Short-Term Rental Ordinance hearings, we have heard of the disparate needs of Idyllwild, the Desert, and most notably wine country. We have learned that trying to make a one-size-fits-all solution is proving to be very difficult. Regardless of the difficulty, we believe that the nature of Ordinance 348 compels us to treat Short Term Rentals within its provisions, and not through Ordinance 927.

To this end, the majority of MTG Members are in favor of removing the areas subject to Ordinance 348 from Ordinance 927, and immediately convening a Task Force made up of County Staff and Wine Country stakeholders, including residents, growers, wineries, hotels, and Short-Term Rental owners. Its goal would be to craft appropriate amendments to 348 that would allow for short term rentals in a manner that properly meshes with the existing lodging provisions and fully addresses the needs, concerns, and safety of all stakeholders and guests.

Respectfully,

A handwritten signature in black ink, appearing to read 'AAR', is written over a faint, larger version of the signature.

Adam A. Ruiz
President of MTG

43460 Ridge Park Drive Suite 220 - Temecula, CA 92590
Phone (951) 676-3131 (main) – Fax (951) 676-4141

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 3:06 PM
To: COB; cre8n4you@yahoo.com
Subject: Board comments web submission

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First Name: Laura
Last Name: Stearn
Address (Street, City and Zip): 33810 Madera De Playa, Temecula, CA 92592
Phone: 9499292755
Email: cre8n4you@yahoo.com

Agenda Date: 09/13/2022

Agenda Item # or Public 927.1

Comment:

State your position below: Support

Comments:

- Hosted STRs with multiple units are quiet, responsible businesses that are not the problem.
- Allowing 2nd units to be used as STRs ('ADUs' the term everyone is getting hung up on, are actually a specific, special type of 2nd unit, created by the state of CA with special building concessions and requirements originally created to help encourage families to take in their elderly family members or adult children who can't afford to live on their own.
- No signage on the street designating an STR as it alerts the general public/potential thieves that the unit is empty as per an online calendar.
- Pro-45 day Moratorium until they get this all figured out and then finding a way to limit how many permits get issued in high demand residential areas.

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 20220913. 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, September 12, 2022 4:12 PM
To: COB
Subject: BOS web comments

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First Name: JAWADE
Last Name: ANWAR
Email: joeanwar@verizon.net
Agenda Date: 09/13/2022
Agenda Item # or Public Comment: 9/13/2022 Short-term rental - public comment
State your position below: Oppose
Attachments (Must be .pdf, .doc, or .docx): RivCo Owner Public Comment 9.13.22-1.docx

How to get a letter published

The Town Crier welcomes letters reflecting all opinions.

- Letters should be concise and to the point.
- They should be no longer than 600 words.
- Letters must be typewritten, double-spaced and in upper/lower case (not in all caps).
- Letters must be identified with the author's name, address and weekday phone number.
- The Town Crier will not publish "thank-you" letters, consumer complaints, form letters, clippings from other publications or poetry.
- Political letters during election season cost 10 cents per word but are not accepted the week before an election.
- We reserve the right to reject or edit letters for length, taste, clarity or frequency of submission.
- Only one letter per author within a 14-day period.
- Letters do not necessarily reflect the opinions of Town Crier staff.
- Letters may be submitted by e-mail to editor@towncrier.com and must include "Letter to the Editor" in the subject line.
- The deadline is 10 a.m. Monday.

Final push for local STR control

DEAR EDITOR:

Every week the TC publishes the logs from the sheriff and fire departments. It's called "News of Record" but I've always found it sadly lacking in detail. Well, if you've found those reports to be somewhat minimal, then here's one report you can sink your teeth into.

Sept. 3, 10:28 p.m.: Called into Riverside County Sheriff's Department (RCSd) with a noise complaint at 248XX Marion Ridge Dr. A short-term rental (STR) (party) noise complaint.

11:31 p.m.: A deputy calls to ask me if the problem is still ongoing. I tell him no, but thank you for following up. The noise had ended.

12:49 a.m.: (It's now Sept. 4.) I send another video of the noisy neighbors to the owners.

12:51 a.m.: RCSd is called again because now noise is coming from my STR neighbor on the other side at 248YY Marion Ridge Dr. Before that I had notified the property owner (who resides in San Diego) along with a video showing smoking, drinking and noise taking place out on their deck. 12:15 a.m. they text back that the renter has been informed they are creating a noise problem.

12:53 a.m.: The owners text back that they will follow up again.

1 a.m.: Another video is sent.

1:06 a.m.: Owners text back again to say guests told them they will stay inside and be quiet.

1:20 a.m.: Guests are once again outside talking, smoking and drinking.

1:24 a.m.: I receive another text from the owner saying they contacted the renters again who have agreed to be quiet (again).

1:27 a.m.: Deputy arrives. Goes to the front door, no one answers. Deputy then proceeds to the back yard where the guests are smoking, drinking and partying once again. He tells them to come to the front door to talk. He warns them that if he has to return they will be cited. Quiet ensues, but I don't sleep a wink from the stresses associated with chasing quiet.

Idyllwild, this is our last chance. Contact all of our county supervisors and push them that "all STRs in the zip code 92549 must be hosted." Because if you don't think that what happened that night to me can't happen



to you, then think again.

Call this week. Help get STRs under control in our town. Call. It's important.

MARK DEAN
PINE COVE

Scary STR moment in Pine Cove

DEAR EDITOR:

On Saturday, Sept 3, my wife and I noticed a huge cloud of thick smoke wafting over our property in Pine Cove. Our neighbors below had already seen it and called the fire department.

Firefighters arrived and visited the STR above us located a couple of hundred feet away on Walters Drive. The guests there informed them they had had trouble with the barbecue. The situation was assessed and the fire department left.

The next day while walking my dog on the small fire road that splits our two properties, I discovered the attached pyrotechnic smoke bomb package. Upon alerting the STR owners who then checked their security cameras, they confirmed a smoke bomb was used as part of a photoshoot at about 6:30 p.m. that Saturday. Why they didn't confirm this earlier of their own accord after the fire department was called is a mystery.

Despite this, the owners are accepting no responsibility, which is not surprising, as they have consistently made our lives hell for two years.

Obviously, I alerted the fire department of this new information, although I reckon they are just a tad busy fighting the mighty blaze down the Hill, so I have not spoken to the original responding fireman yet.

This could have literally destroyed the town. We are on a private road with no easy access and the fire truck took several minutes to get up it. How long do we wait until this goes the wrong way?

This is madness. You have seas of people who have zero understanding of the environment we are in, occupying houses without any kind of safety net. Hotels have staff on site who can prevent things like this. STRs do not. You all know it is only a matter of time.

Something needs to be done and it needs to be done now.

Submitted By: JAYSON MATTHEWS
PINE COVE
9/13/22 Joel Feuzold 2/14

VOTE FOR THE

2022 Ernie M Community Spirit

Please fill out and return to the mail to P.O. Box 157, Idyllwild stop by our office at 54391 Villa by 4 p.m. Friday, Oc

Please select one (one ent

- Anne & Barnaby Finn
- John King
- Ken Dahleen



Ernie Maxw Betty found in 1946. Unti Ernie was a munity on cc education, a es. He wou years old on

Like th 'look' a pap newspaj

BY JACK CLARK
CO-PUBLISHER

Many of our readers — p readers like me — tell us the "real" ink-on-paper newspaj the pages of rather than ar Well, we have to tell you, the tinued ink-on-paper issue is Crier more than \$60,000 a ye online versions. That's more Crier regular Memberships, r Actually, apart from an is sion, Town Crier Members f ent ways to read the TC onli nary computer, tablet or cel website-appearing version, b both let you see each page c like it looks on paper: one tha pages side to side, and anothe — a PDF file that lets you eas ly scroll from page to page. I'd like you all to try the PI already have a TC Memberst

12:14

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: DAVID SAMAK

Address: P.O. BOX 3777

City: FULLERTON Zip: 92834

Phone #: 714-855-8591

Date: 9/13/22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose X Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

12:16

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Ron Kuehl

Address: 38105 Calla Camp-

City: Temecula Zip: 92592

Phone #: 951 318 3413

Date: 9/13/22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

Riverside County Board of Supervisors Request to Speak



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

SPEAKER'S NAME: JENNIFER S. MAUFREDI

Address: 32727 ALENIDA LESTON LAC

City: TEMECULA Zip: 92592

Phone #: 951-312-9003

Date: 09-13-2022 Agenda # 21.4
STR ORH
927.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: RONALD KUEHL

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

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12:18

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: STEPHEN MANFREDI, MD

Address: 32727 AVENIDA LESTONUAC

City: TEMECULA Zip: 92592

Phone #: 951 312-9003

Date: 09-13-2022 Agenda # 21.4

STR ORD,
927.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Sancho CA Highlands Assn. 12:21
Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: John M. Hunter

Address: 39480 Avenida de la Bandolero

City: Temecula **Zip:** 92592

Phone #: 708-927-7000

Date: Sept. 13 **Agenda #** 927.1 Wire County Carve out 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support **Oppose** **Neutral**

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

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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12:23

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Jeanine Charles-Stigall

Address: 25225 Tahquitz Road, Idyllwild

City: Idyllwild Zip: 92549-4424

Phone #: 951-659-2426 / cell 951-256-0421

Date: Sept 13, 2022 Agenda # 21.4 / STR

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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12:25

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Joel Feingold

Address: 26857 Crestview Dr

City: Idyllwild Zip: 92549

Phone #: 310-613-5746

Date: 9-13-22 Agenda # STAR
21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

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I give my 3 minutes to: _____

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President of the

12:28

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Loren Dean

Address: 6804 Alderpoint Ct.

City: Riverside Zip: 92506

Phone #: 580-830-0382

Date: 13 Sep 2022 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

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I give my 3 minutes to: _____

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12:30

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SPEAKER'S NAME: JOHN MEYER

Address: 31915 BLIND CREEK

City: TEMERULA Zip: 92591

Phone #: 951 541 7704

Date: 9-13-22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

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I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Rob Peterman ✓

Address: 78421 Desert Mtn Cr

City: Beverly Hills Zip: 92203

Phone #: 442-306-2924 Open forum or

Date: 09/13/22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: Anna Duitryk

BOARD RULES

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BOARD RULES

Requests to Address Board on "Agenda" Items:

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: CHRIS BAILY ✓

Address: 36100 PAUBA ROAD

City: TEMECULA Zip: 92592

Phone #: 951-265-6398

Date: 9/13/22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: PHIL BAILY

BOARD RULES

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12:39

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Thomas DeCarlo

Address: 39625 Anza Rd

City: Temecula Zip: 92591

Phone #: 310-971-3906

Date: 9/13/23 Agenda # Open forum or 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Travis Jarrett

Address: _____

City: Temecula Zip: _____

Phone #: _____

Date: 9/13/22 Agenda # 21.4 ✓

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose X _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Thomas De Carlo

BOARD RULES

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12:44

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Ray Holefield

Address: _____

City: Temecula Zip: _____

Phone #: _____ *open forum*

Date: 8/13/22 Agenda # 21:4

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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BOARD RULES

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12:48

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Jessica Jarrett

Address: 39770 Calle Bellagio

City: Temecula Zip: 92592

Phone #: 619-405-1972

Date: 9/13/2022 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Speaking time from 12:50

Riverside County Board of Supervisors Request to Speak *Matt*

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

SPEAKER'S NAME: Jennifer Hartman

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 9/13/22 Agenda # 21.4 *Open forum or*

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose ~~_____ Neutral~~

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

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I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Matt Hinton ✓

Address: 40120 Grenache Ct.

City: Murrieta Zip: 92563

Phone #: 760-694-2905

Date: 9-13-22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: Jennifer Hartman

BOARD RULES

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Addressing the Board & Acknowledgement by Chairman:

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BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Luke Hinton ✓

Address: 40120 Grenache Ct.

City: Murrieta Zip: 92503

Phone #: 951.395.9447

Date: 9.13.22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: Jessica Hinton

BOARD RULES

Requests to Address Board on "Agenda" Items:

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1103

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Tricia Kuehl

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 9/13/27 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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1:08

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Alexandra DeCarlo

Address: 34625 Anza Rd

City: Temec Zip: 92591

Phone #: 951/331-1515 *open forum or*

Date: 09/13/22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Claire Warner ✓

Address: 4203 S Union St

City: Temecula Zip: ~~92593~~

92592

Phone #: 541-561-6206

Date: 9/13/22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose X Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: Alexandra DeCarlo

BOARD RULES

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1:13

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Kara Dillon

Address: _____

City: _____ Zip: _____

Phone #: _____

21.4

Date: 9/13/22 Agenda # STR'S

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Esperanza Patheela ✓

Address: 38066 mesa Rd

City: Temecula Zip: 92592

Phone #: _____

Date: 9-13-2022 Agenda # 525
21.4

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Karen Dallon

BOARD RULES

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1:18

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: megan

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.4
24.1

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose _____ Neutral

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_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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1120

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Khoa Ho

Address: 11 S. 3rd St

City: Alhambra Zip: 91801

Phone #: (626) 400-8185

Date: 9/13/2022 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

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1122

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: William Plummer

Address: 37360 Avenida Chapala

City: Temecula Zip: 92592

Phone #: 909-838-8491

Date: 09-13-22 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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1:25

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Renee Caruso

Address: 35140 Linda Rose Rd.

City: Temecula Zip: 92592

Phone #: (926) 512 3844

Date: 9/13/22 Agenda # 21.4/3.18

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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1127

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Lorilyn Teasdale

Address: 35700 Monte de Oro Rd

City: Temecula Zip: 92592

Phone #: 951 265 8747

Date: 9/13 Agenda # 21.4

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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fill

Video 1

Did not respond

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Toyin Dewo

Address: 19657 Mariposa Ar

City: Riverside Zip: 92508

Phone #: 951-750-8429

Date: 7/26/22 Agenda # 21-2

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose X Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

Play Youtube: youtu.be/oxrysJVxr00

BOARD RULES

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Did not respond

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Nathan Jorge

Address: 73292 20th Ave

City: SKY Valley Zip: 92241

Phone #: 562-208-3645

Date: 7-26-22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: Jennifers Hartman

BOARD RULES

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Video 2

Did not respond

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Julia Jones

Address: 73292 20th Avenue

City: Jay Valley Zip: 92741

Phone #: 509.208.3639

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

play video: ~~photo~~ youtu.be/uMveVazMhT0

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Riverside County Board of Supervisors
Request to Speak

Did not respond

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

SPEAKER'S NAME: Jalynn Spann

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

City: Riverside Zip: _____

Phone #: 909 605 7859

Date: 7/26/22 Agenda # _____

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support Oppose _____ Neutral

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

_____ Support Oppose _____ Neutral

I give my 2 minutes to: Candy Light

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Video 3

Riverside County Board of Supervisors Request to Speak

Did not respond

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

SPEAKER'S NAME: Dee Harvey

Address: 3725 Marbird St

City: Hayward, CA Zip: 92545

Phone #: 951 217 2796

Date: 7/26/22 Agenda # 21-2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

*play video:
youtu.be/5LOZNLrFBUo*

BOARD RULES

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Did not respond

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Kim East

Address: 39175 Intrepid Road

City: Temecula Zip: 92592

Phone #: 805 233 2319

Date: 26 July 2000 Agenda # _____

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose X Neutral

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

_____ Support _____ Oppose X Neutral

I give my 3 minutes to: Michael McNeill

BOARD RULES

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Riverside County Board of Supervisors
Request to Speak

Did not respond

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

SPEAKER'S NAME: Shannon Miller

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

City: _____ Zip: _____

Phone #: _____

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 2 minutes to: _____

(Revised: 01/11/2021)

BOARD RULES

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Individual Speaker Limits:

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Riverside County Board of Supervisors
Request to Speak

Did not respond

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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Christina Faluk

Address: 37750 De Portola Rd
(only if follow-up mail response requested)

City: Temecula Zip: 92592

Phone #: 949 933 7392

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 2 minutes to: _____

(Revised: 01/11/2021)

BOARD RULES

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let

Did not respond

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: DAN STEPHENSON

Address: 41391 KALMIA ST - SUITE 200

City: MURRIETA Zip: 92562

Phone #: (951) 314-2400

Date: 7/26/22 Agenda #: 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

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Had to leave

Left the building

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Harris Vertlieb

Address: 40335 Ave Alarjo Bella

City: Cherry Valley Zip: 92223

Phone #: 347-227-5835

Date: 7/26/22 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: Roy Holyfield

BOARD RULES

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THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

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Riverside, California 92501
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legals@inlandnewspapers.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011558581
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	09/12/2022
<i>Total Amount:</i>	\$508.75
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$508.75
<i>Notice ID:</i>	34XsQfgSJPD5NV7VycEh
<i>Invoice Text:</i>	<p>RIVERSIDE COUNTY BOARD OF SUPERVISORS NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 20, 2022 at 9:30 a.m., or as soon as possible thereafter, to consider adoption of the following Ordinance: SUMMARY OF ORDINANCE NO. 927.1 AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725 This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 927.1 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary, Ordinance No. 927.1 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to: definition of a Short Term Rental; applicability governing which uses qualify as a Short Term Rental; application and renewal requirements for a Short Term Rental, including an exterior inspection with Code Enforcement to make certain verifications; operational requirements for a Short Term Rental, including, but not limited to, maximum occupancy, minimum night stay, hosted stays, adequate onsite parking, exterior noise monitoring system, signage requirements; notification to surrounding property owners; clarification of the transient occupancy taxes as applied to Short Term Rentals and other Short Term Rental taxes; responsibility of the responsible operator</p>

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
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County of Riverside - Clerk of the Board
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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011558581

FILE NO. 0011558581

PROOF OF PUBLICATION

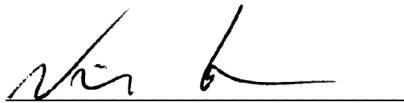
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/12/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 12, 2022.

At: Riverside, California



Signature

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 20, 2022 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 927.1

AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 927.1 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 927.1 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to: definition of a Short Term Rental; applicability governing which uses qualify as a Short Term Rental; application and renewal requirements for a Short Term Rental, including an exterior inspection with Code Enforcement to make certain verifications; operational requirements for a Short Term Rental, including, but not limited to, maximum occupancy, minimum night stay, hosted stays, adequate onsite parking, exterior noise monitoring system, signage requirements; notification to surrounding property owners; clarification of the transient occupancy taxes as applied to Short Term Rentals and other Short Term Rental taxes; responsibility of the responsible operator for initial complaints; enhanced enforcement of violations for Short Term Rentals, including, but not limited to, exterior inspections prior to issuance of a certificate, a comprehensive list of violations for responsible operators, administrative citations in the amount of \$1,500.00 for a first violation, \$3,000.00 for a second violation within one year of the first violation, \$5,000.00 for each additional violation within a year of the first violation, suspension and revocation clauses for Short Term Rental Certificates, and permanent revocation for a third violation within a 12 month period. Ordinance No. 927.1 would take effect 30 days after its adoption.

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the hearing or may

appear and be heard in support or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rlvco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to the meeting.

Dated: September 2, 2022
Kecia R. Harper, Clerk of the Board
BY: Zuly Martinez, Board Assistant

The Press-Enterprise
Published: 9/12/22



2022 SEP 19 AM 11:44

PROOF OF PUBLICATION

STATE OF CALIFORNIA SS. COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP. 4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof of the following issue dates, to wit:

09/14/2022

I acknowledge that I am a principal clerk of the printer of The Desert Sun, published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 14th of September 2022 in Green Bay, WI, County of Brown.

[Handwritten signature of Lana Karitz]

DECLARANT

Ad#:0005402685

P O : 927.1

This is not an invoice

of Affidavits: 1

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Dated: September 2, 2022 Kecia R. Harper, Clerk of the Board By: Zuly Martinez, Board Assistant PUBLISHED: 09/14/2022

Vertical strip containing repeated text from the ordinance summary and notice sections, oriented vertically.

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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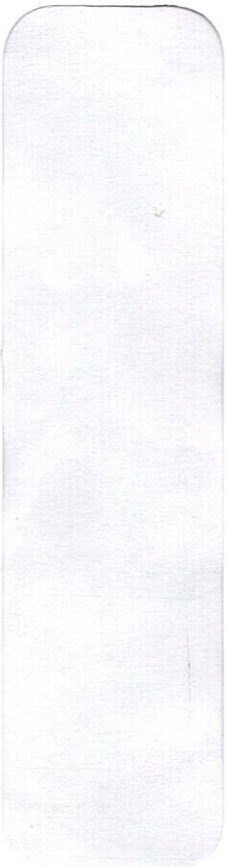
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Dated: September 2, 2022
Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
PUBLISHED: 09/14/2022

GANNETT

Gannett Co., Inc.
435 E. Walnut Street
Green Bay, WI 54301



PRESORTED
FIRST CLASS



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