

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



ITEM: 3.53  
(ID # 20282)

**MEETING DATE:**  
Tuesday, October 18, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
APPROVAL OF THE 10-DAY REPORT FOR ORDINANCE NO. 449.251, an Urgency Interim Ordinance of the County of Riverside Establishing a Temporary Moratorium on New Short Term Rentals within The Unincorporated County Areas of Idyllwild, Pine Cove, and Mountain Center and the Temecula Valley Wine Country Policy Area, pursuant to Government Code section 65858. All Districts. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

- 1) **ADOPT** the 10-Day Report for Ordinance No. 449.251, an Urgency Interim Ordinance of the County of Riverside Establishing a Temporary Moratorium on New Short Term Rentals within the Unincorporated Areas of Idyllwild, Pine Cove, and Mountain Center and the Temecula Valley Wine Country Policy Area, attached hereto and incorporated herein by reference.

**ACTION:Policy**

Charissa Leach, TLMA Director

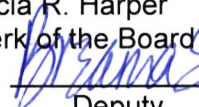
10/13/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 18, 2022  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year:</b>	22/23

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**History**

On September 13, 2022, the Board of Supervisors adopted Ordinance No. 449.251, an interim urgency ordinance establishing a temporary moratorium on new Short Term Rentals (STRs) within the Temecula Valley Wine Country Policy Area, as designated in the Riverside County Comprehensive General Plan (“Wine Country”), and unincorporated County of Riverside communities of Idyllwild, Pine Cove, and Mountain Center, as designated in the Riverside County Comprehensive General Plan (“Idyllwild”). A temporary moratorium of new STRs in these areas was necessary to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood, to facilitate economic growth within the County and to protect the health, safety, and general welfare of the County’s residents. Adverse impacts to surrounding neighbors and properties from STRs include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. The Wine Country and Idyllwild are two communities with unique features that require further study to ameliorate these adverse impacts.

Furthermore, concentration of STRs has an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different regulations to separate, eliminate, or cap the number of STRs in certain areas of the County. The density of STRs in Idyllwild and within Wine Country also far surpasses that of any other area in the unincorporated area of the County. Pursuant to Government Code section 65858, the initial term of an interim urgency ordinance is 45 days. Thus, the temporary moratorium established by Ordinance No. 449.251 is in effect until October 28, 2022.

Government Code section 65858 also requires that 10 days prior to the expiration of an interim urgency ordinance, the Board must issue a written report describing the measures being taken to alleviate the condition which led to the adoption of the interim urgency ordinance. The attached report fulfills the requirements of Government Code section 65858 by describing the ongoing meetings and analysis of the Idyllwild and Wine Country in order to develop recommended regulations to alleviate the conditions which led to a moratorium of new STRs in

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

these areas. This report is provided with the agenda materials for the Board's October 18, 2022, meeting and will also be posted on the Riverside County Planning Department website.

Pursuant to the Government Code, prior to the expiration of an interim urgency ordinance and after providing notice and holding a public hearing, the Board of Supervisors may extend the interim urgency ordinance for 10 months and 15 days. Given initial feedback and community interest that has been obtained since the start of the moratorium, on October 25, 2022, the Board of Supervisors will hold a public hearing to consider a Staff recommendation for adoption of Ordinance No. 449.252, which will extend the moratorium on new STRs in Wine Country and Idyllwild until September 9, 2023.

Approval of the 10-Day Report ("Report") related to Ordinance No. 449.251 is not a project under the California Environmental Quality Act (California Public Resources Code § 21000 et seq.) (CEQA) pursuant to State CEQA Guidelines section 15378 because there is no potential for a direct physical change or a reasonably foreseeable indirect physical change in the environment. The Report merely describes the measures being taken to alleviate the condition which led to the adoption of the interim urgency ordinance: a summary of meetings conducted by County staff to solicit community input on potential future changes to Ordinance No. 927 with respect to STRs in Idyllwild and Wine Country. The Report does not commit the County to take any particular action in the future with respect to extending the moratorium or approving changes to Ordinance No. 927. Any further action taken by the Board to extend the moratorium related to Ordinance No. 449.251 or approve changes to Ordinance No. 927 will be the result of subsequent actions subject to CEQA. Therefore, since approval of the Report does not result in any physical change in the environment, the Report is not a project under CEQA.

**Impact on Residents and Businesses**

This report describes the measures being taken to alleviate the conditions which led to the adoption of the interim urgency ordinance. The ongoing meetings and analysis of the Idyllwild and Wine Country areas are vital in order to develop recommended regulations to alleviate the conditions which led to a moratorium of new STRs in these areas.

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

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

ATTACHMENTS:

ATTACHMENT A Short Term Rental Ordinance No. 449.51 Moratorium 10 Day Report



Jason Farin, Principal Management Analyst 10/13/2022



Aaron Gettis, Deputy County Counsel 10/13/2022

## Boydd, April

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**From:** cob@rivco.org  
**Sent:** Monday, October 17, 2022 10:33 AM  
**To:** COB; elizhinckley@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: Elizabeth  
Last Name: Hinckley  
Address (Street, City and Zip): 54283 Valley View Drive, Idyllwild CA 92549  
Phone: 323.439.7013  
Email: elizhinckley@gmail.com  
Agenda Date: 10/18/2022

Agenda Item #  
or Public 53

Comment:

State your  
position below: Neutral

Comments: My comment is related to Supervisor Washington holding a town meeting during the week and during work hours. The topic for debate is STRs which by it's very nature is about part-time residents. On the spot research was done to understand sentiment of ALL Idyllwild residents. It is important not to take any findings from the meeting as representative of Idyllwild unless you can verify there was representation from an representative demographic of the current Idyllwild population. The attendees were mostly retired people who had the time to attend and their voices will appear outsized to others who physically couldn't attend. Please do Idyllwild residents who pay property taxes and TOT, many of us MUCH MORE than those who have lived in Idyllwild for a long time, the service of allowing ALL of us to speak.

**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 20221018. 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

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**From:** cob@rivco.org  
**Sent:** Monday, October 17, 2022 4:38 PM  
**To:** COB; jill4apof@yahoo.com  
**Subject:** Board comments web submission

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



First Name: Jill  
Last Name: Golden  
Phone: 9515519967  
Email: jill4apof@yahoo.com  
Agenda Item # or Public Comment: Extend moratorium STRs  
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 20221018. 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

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**From:** cob@rivco.org  
**Sent:** Monday, October 17, 2022 7:24 PM  
**To:** COB; jillian.burly@hotmail.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: Jillian  
Last Name: lbave  
Address (Street, City and Zip): 25361 Emerick Rd, Idyllwild, 92549  
Phone: 8583355455  
Email: jillian.burly@hotmail.com  
Agenda Date: 10/18/2022  
Agenda Item # or Public Comment: 53  
State your position below: Neutral

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20221018. 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

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**From:** cob@rivco.org  
**Sent:** Tuesday, October 18, 2022 11:31 AM  
**To:** COB; elizhinckley@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: Elizabeth  
Last Name: Hinckley  
Address (Street, City and Zip): 768 Woodland Dr, Sierra Madre, CA 91024  
Phone: 3234397013  
Email: elizhinckley@gmail.com  
Agenda Date: 10/18/2022  
Agenda Item # or Public Comment: 3.53  
State your position below: Neutral

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20221018. 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.**



## **Short Term Rental Ordinance No. 449.251 Moratorium 10 Day Report**

Report required by Government Code § 65858(d) for Ordinance No. 449.251, An Urgency Interim Ordinance of the County of Riverside Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated Areas of Idyllwild, Pine Cove, and Mountain Center and the Temecula Valley Wine Country Policy Area

On September 13, 2022, the Board of Supervisors adopted Ordinance No. 449.251, an interim urgency ordinance establishing a temporary moratorium on new short term rentals (STRs) within the Temecula Valley Wine Country Policy Area, as designated in the Riverside County Comprehensive General Plan ("Wine Country"), and unincorporated County of Riverside communities of Idyllwild, Pine Cove, and Mountain Center, as designated in the Riverside County Comprehensive General Plan ("Idyllwild"). A temporary moratorium of new STRs in these areas was necessary to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood, to facilitate economic growth within the County and to protect the health, safety, and general welfare of the County's residents. Adverse impacts to surrounding neighbors and properties from STRs include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. The Wine Country and Idyllwild are two communities with unique features that require further study to ameliorate these adverse impacts. Furthermore, concentration of STRs has an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different regulations to separate, eliminate, or cap the number of STRs in certain areas of the County. The density of STRs in Idyllwild and within Wine Country also far surpasses that of any other area in the unincorporated area of the County. Pursuant to Government Code section 65858, the initial term of an interim urgency ordinance is 45 days. Thus, the temporary moratorium established by Ordinance No. 449.251 is in effect until October 28, 2022.

Pursuant to Government Code, prior to the expiration of an interim urgency ordinance and after providing notice, holding a public hearing, the Board of Supervisors may extend the interim urgency ordinance for 10 months and 15 days. However, given initial feedback and community interest that has been obtained since the start of the Moratorium, on October 25, 2022, the Board of Supervisors will hold a public hearing to consider a Staff recommendation for adoption of Ordinance No. 449.252, which will extend the moratorium on new STRs in Wine Country and Idyllwild until September 9, 2023.

Government Code section 65858 also requires that 10 days prior to the expiration of an interim urgency ordinance the Board issue a written report describing the measures being taken to alleviate the condition which led to the adoption of the interim urgency ordinance. This report fulfills the requirements of Government Code section 65858 by describing the ongoing meetings and analysis of the Idyllwild and Wine Country in order to develop recommended regulations to alleviate the conditions which led to a moratorium of new STRs in these areas. This report is provided with the agenda materials for the Board's October 18, 2022, meeting and will also be posted on the Riverside County Planning Department website.

## **STR Ordinance – Phase 2 Workshop(s) Summary**

The County of Riverside, Supervisor Washington's office and TLMA, held a STR Community Conversation on October 3, 2022, at the Idyllwild Community Center. Approximately 100 people were in attendance. In addition, on October 4, 2022, a similar 'conversation' took place at the Temecula Library, related to STRs in the Temecula Valley Wine Country Community Plan Area. Approximately 135 people were in attendance.

These conversations/workshops were held to begin the discussion of potential unique regulations for the areas of Idyllwild, Pine Cove, and Mountain Center (Idyllwild), and the Temecula Valley Wine Country Policy Area, covered by the Wine Country Community Plan (Wine Country), pursuant to the direction of the Board of Supervisors on September 13, 2022 and to alleviate the public health and safety risk which led to the current Ordinance No. 449.251, An Urgency Interim Ordinance Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Idyllwild, Pine Cove, and Mountain Center, and the Temecula Valley Wine Country Policy Area.

Because these two communities are unique in different ways this summary separates the two to honor each community's input, priorities, and uniqueness.

### **Idyllwild**

The workshop held on October 3, 2022, with the communities of Idyllwild, Pine Cove and Mountain Center (Flyer attached – Attachment A) was well attended and the community was engaged and open to expressing their opinions. After introductions and a short presentation (Power Point Slides – Attachment B) was given by the County, the community broke out and engaged in an activity that was intended to give staff the priorities of the community.

Five banners (see Pages 2 & 3) were placed on the walls around the room to allow community members to place stickers that indicated their priorities 1 through 5. As a note, most of the attendees were community members, however there was a handful of attendees that represented STR management companies that do not live in the community but manage STRs in the community. All attendees were asked to place stickers on the banners indicating their priorities, number one (1) being their highest priority, to number five (5) their 5<sup>th</sup> priority. (See Page 5)



October 3, 2022, Community Conversation Priority Banners

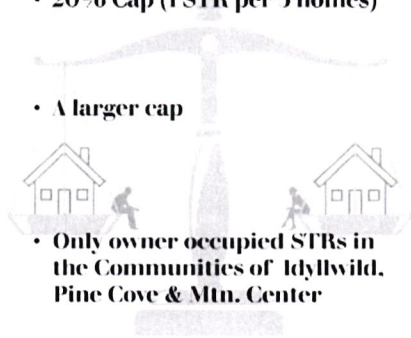
**I WOULD LIKE TO SEE...**

- A cap placed on the number of STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

**No Cap**

- 10% Cap (1 STR per 10 homes)
- 12.5 % Cap (1 STR per 8 homes)
- 20% Cap (1 STR per 5 homes)

• A larger cap



• Only owner occupied STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

- Current regulations enforced before making additional regulations in the Communities of Idyllwild, Pine Cove & Mtn. Center

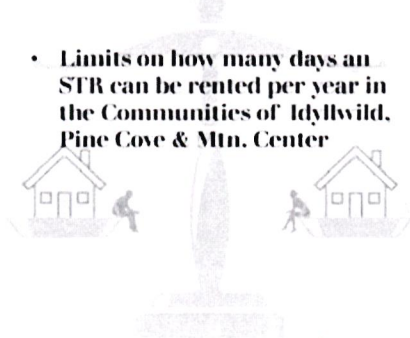
Riverside County Supervisor – Chuck Washington  
A Community Conversation

**I WOULD LIKE TO SEE...**

- A ban on STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

- Only 'Hosted' STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

- Limits on how many days an STR can be rented per year in the Communities of Idyllwild, Pine Cove & Mtn. Center



- A limit placed on the number of STRs on a certain Zone, block, area or Census Tract in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor – Chuck Washington  
A Community Conversation

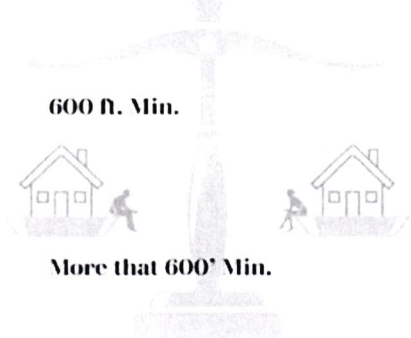
**I WOULD LIKE TO SEE...**

- A spacing requirement on STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

**No spacing requirement.**

**100 ft. Min.**

**500 ft. Min.**



**600 ft. Min.**

**More that 600' Min.**

- An STR in the Communities of Idyllwild, Pine Cove & Mtn. Center be required to go through a permit process with neighbor input to obtain a permit

Riverside County Supervisor – Chuck Washington  
A Community Conversation

## I WOULD LIKE TO SEE...

- STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center be regulated the same as rest of the unincorporated County areas (no additional requirements)

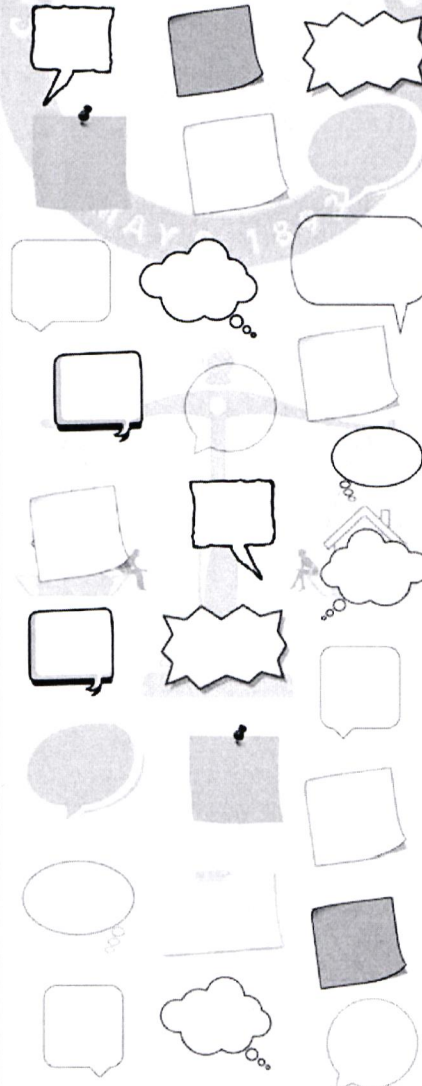
- The County consider those areas in the Communities of Idyllwild, Pine Cove & Mtn. Center that take access from non-County maintained roads differently that those that have County maintained access

- The County consider the TOT that is collected from STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center before making further regulations.

- The County to consider available housing when making further regulations in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor – Chuck Washington  
A Community Conversation

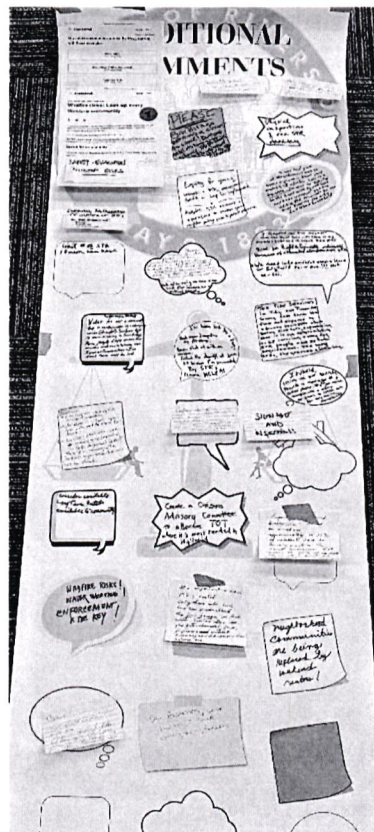
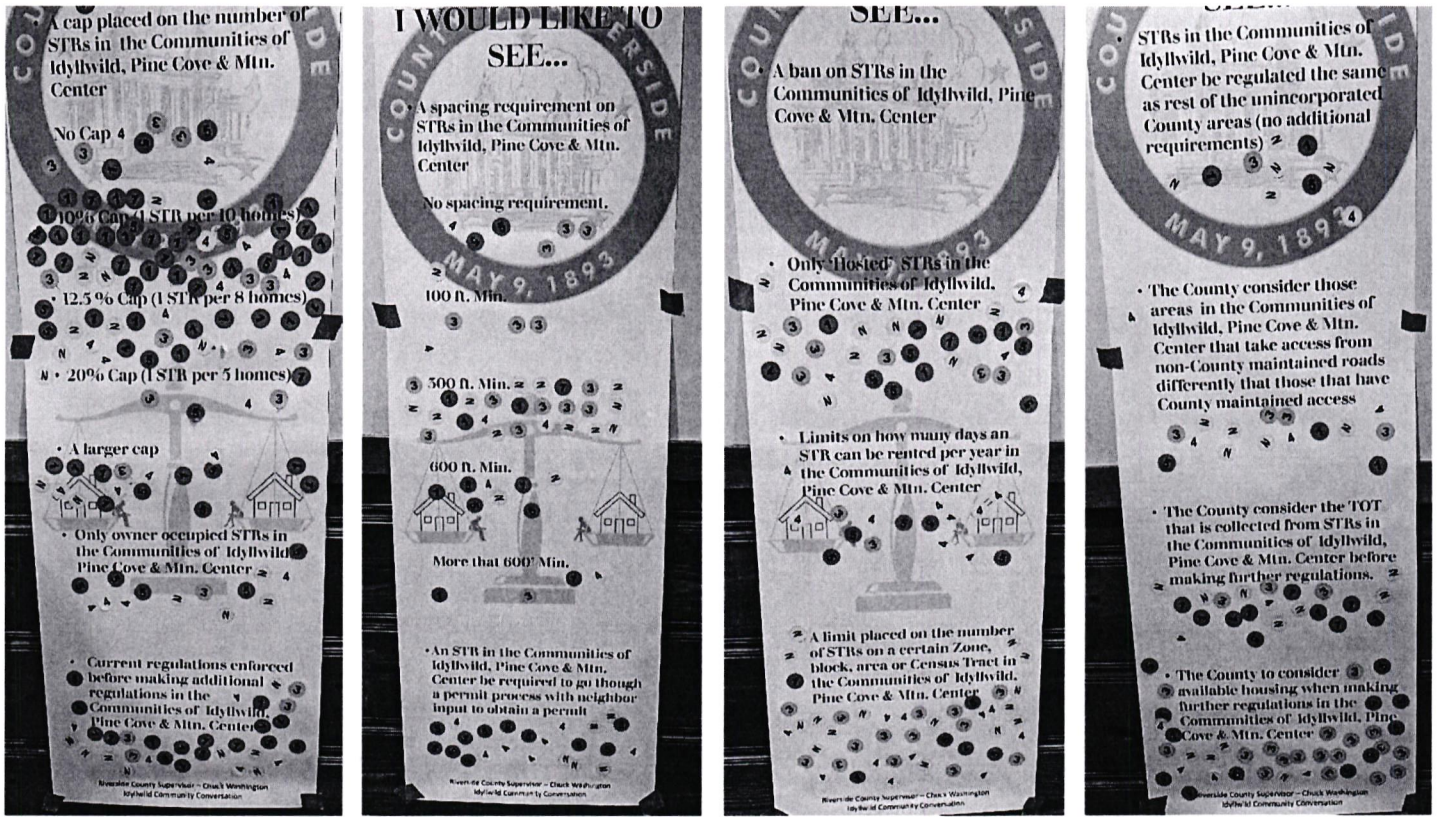
## ADDITIONAL COMMENTS



Riverside County Supervisor – Chuck Washington  
A Community Conversation

# October 3, 2022, Completed Community Conversation Priority Banners

Figure 3



## **Idyllwild STR Priorities**

A review of placed priority stickers resulted in an initial understanding of the Community's priorities regarding further regulations on STRs in the Idyllwild area. The priorities listed below represents those areas that staff will concentrate on when making further STR regulation recommendations to the Board.

Priority 1	10% Cap (1 STR per 10 homes) - 32.6% out of 95 #1 stickers placed
Priority 2	A limit placed on the number of STRs on a certain zone, block, area, or Census Tract -16.5% out of 91 #2 stickers placed
Priority 3	The County to consider available housing when making further regulations - 20.7% out of 87 #3 stickers placed
Priority 4	Limits on how many days an STR can be rented per year - 2.3% out of 73 #4 stickers placed
Priority 5	An STR be required to go through a permit process with neighbor input to obtain a permit - 16.7% out of 66 #5 stickers placed

As a note, the above represents the highest percentage of each priority sticker placed, one through five. Not all participants placed all five stickers. Therefore, priorities were set based on the highest percent of priorities for each priority number.

Other priorities that garnered attention from the community were:

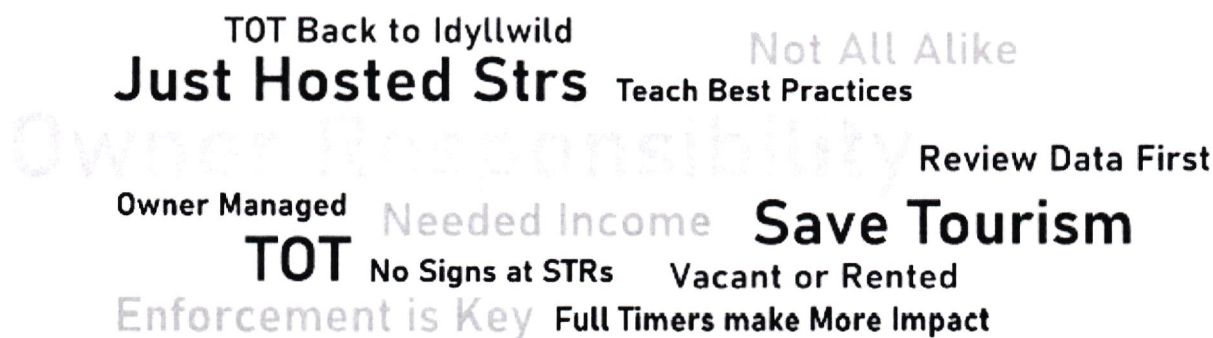
- ✓ Requiring a 300-foot minimum distances between STRs
- ✓ Allowing only Hosted STRs
- ✓ That the County consider the TOT when making further regulations

Priority category definitions are included in Attachment C.

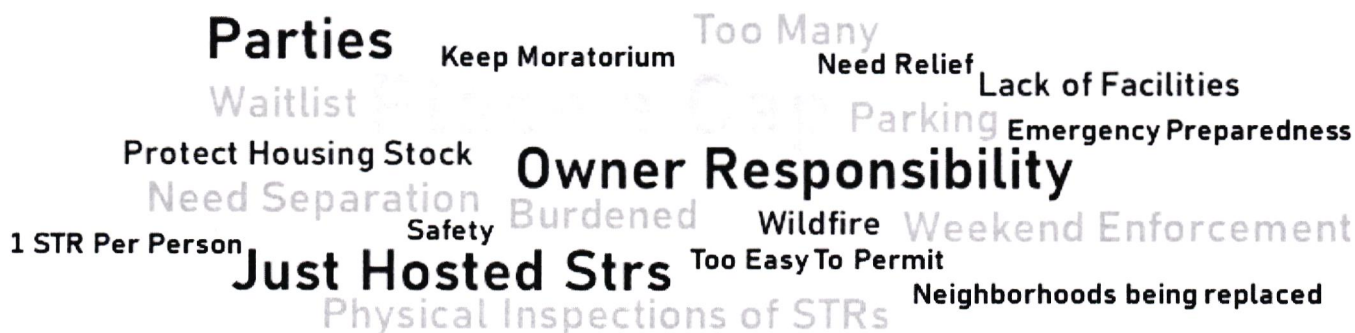
After the breakout session comments and questions from the community were given. Of those in attendance, about half of the audience spoke in regard to their feelings towards STRs in the area. Out of those that spoke, 30% identified themselves as owners of a STR property, 35% identified themselves as neighbors of STRs, with the remaining 35% identified as community members or frequent visitors. Comments transcribed from attendees, both verbally and written (not identified), were compiled and divided into two separate topic headings: 1) STR Concerns and 2) STR Rental Support/Benefits.

Under each of these two headings, comments were further split into categories based on the frequency these topics were mentioned. Comments from one attendee may have been broken up into multiple topics as many attendees made different points that fell into different categories. The overall topics between those who identified as neighbors and those who identified as STR owners can be seen in the word clouds below. Both clouds include community member comments and frequent visitor comments, as they apply. The larger the word, the more often it was mentioned. The context of each topic is captured in Attachment D and a summary of comments from the Idyllwild community meeting is provided in Attachment E.

### STR Owner/Community Word Cloud



### Neighbor/Community Word Cloud



## Wine Country

The workshop held on October 4, 2022, with the Wine Country Community (Flyer attached – Attachment F), saw more community members in attendance than expected. This required the opening of the adjacent room to allow for all to participate. Attendees were vocal and willing to share their thoughts before the meeting began, during public comment, in writing, and after the meeting. After introductions and a short presentation (Power Point Slides – Attachment G) was given, the community broke out and engaged in the same activity that was the Idyllwild Community participated in the prior night, intending to give County staff the priorities of the community.

Five banners (see Pages 9 & 10) were placed on the walls around the room to allow community members to place stickers that indicated their priorities 1 through 5. As a note, most of the attendees were members of the community, some neighbors to STRs, some STR owners and some interested community members. However, there was also a few attendees that represented STR management companies that do not live in the community but manage STRs in the community. All attendees were asked to place stickers on the banners indicating their priorities, number one (1) being their highest priority, to number five (5) their 5<sup>th</sup> priority. (See Page 11)





October 4, 2022, Community Conversation Priority Banners

**I WOULD LIKE TO SEE...**

- A cap placed on the number of STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

No Cap

- 10% Cap (1 STR per 10 homes)
- 12.5 % Cap (1 STR per 8 homes)
- 20% Cap (1 STR per 5 homes)

- A larger cap



- Only owner occupied STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

- Current regulations enforced before making additional regulations in the Communities of Idyllwild, Pine Cove & Mtn. Center

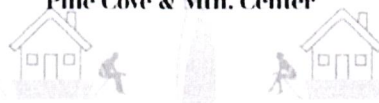
Riverside County Supervisor – Chuck Washington  
A Community Conversation

**I WOULD LIKE TO SEE...**

- A ban on STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

- Only 'Hosted' STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

- Limits on how many days an STR can be rented per year in the Communities of Idyllwild, Pine Cove & Mtn. Center



- A limit placed on the number of STRs on a certain Zone, block, area or Census Tract in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor – Chuck Washington  
A Community Conversation

**I WOULD LIKE TO SEE...**

- A spacing requirement on STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

No spacing requirement.

100 ft. Min.

500 ft. Min.

600 ft. Min.



More that 600' Min.

- An STR in the Communities of Idyllwild, Pine Cove & Mtn. Center be required to go through a permit process with neighbor input to obtain a permit

Riverside County Supervisor – Chuck Washington  
A Community Conversation

## I WOULD LIKE TO SEE...

- STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center be regulated the same as rest of the unincorporated County areas (no additional requirements)

- The County consider those areas in the Communities of Idyllwild, Pine Cove & Mtn. Center that take access from non-County maintained roads differently that those that have County maintained access

- The County consider the TOT that is collected from STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center before making further regulations.

- The County to consider available housing when making further regulations in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor – Chuck Washington  
A Community Conversation

## ADDITIONAL COMMENTS



Riverside County Supervisor – Chuck Washington  
A Community Conversation

# October 4, 2022, Wine Country Completed Community Conversation Priority Banners

**A ban on STRs in the Wine Country**

- Only Hosted STRs in the Wine Country
- Limits on how many days an STR can be rented per year in the Wine Country
- A limit placed on the number of STRs on a certain Zone, block, area or Census Tract in the Wine Country

**STRs in the Wine Country be regulated the same as rest of the unincorporated County areas (no additional requirements)**

- The County consider those areas in the Wine country that take access from non-County maintained roads differently that those that have County maintained access
- The County consider the TOT that is collected from STRs in the Wine Country before making further regulations.
- The County to consider available housing when making further regulations in the Wine Country

**SEE...**

**A spacing requirement on STRs in the Wine Country**

No spacing requirement.

- 100 ft. Min.
- 500 ft. Min.
- 600 ft. Min.
- More that 600' Min.

• An STR in the Wine Country be required to go though a permit process with neighbor input to obtain a permit

**A cap placed on the number of STRs in the Wine Country**

- No Cap
- 10% Cap (1 STR per 10 homes)
- 12.5 % Cap (1 STR per 8 homes)
- 20% Cap (1 STR per 5 homes)
- A larger cap
- Only owner occupied STRs in the Wine Country
- Current regulations enforce before making additional regulations in the Wine Country

Handwritten notes and diagrams on a banner, including:

- "The plan is to..."
- "Handwritten notes: Please consider..."
- "No complex..."
- "Consider a..."
- "STRs..."
- "There is..."
- "Private..."
- "Public..."
- "Map a..."
- "Handwritten notes: 100 days per year..."
- "Limit to 10 guests..."
- "Limit to 5 acres"

## Wine Country STR Priorities

A review of placed priority stickers resulted in an initial understanding of the Community's priorities regarding further regulations on STRs in the Wine Country area. The priorities listed below represents those areas that staff will concentrate on when making further STR regulation recommendations to the Board.

Priority 1	A ban on STRs in the Wine Country - 22% out of 123 #1 stickers placed
Priority 2	Current regulations enforced before making additional regulations in the Wine Country - 27.4% out of 113 #2 stickers placed
Priority 3	A 600 ft. min STR separation - 12.1% out of 116 #3 stickers placed
Priority 4	Only owner occupied STRs in the Wine Country - 9.4% 96 #4 stickers placed
Priority 5	Only "hosted" STR's in the Wine County - 10.5% out of 105 #5 stickers placed

As a note, the above represents the highest percentage of each priority sticker placed, one through five. Not all participants placed all five stickers. Therefore, priorities were set based on the highest percent of priorities for each priority number.

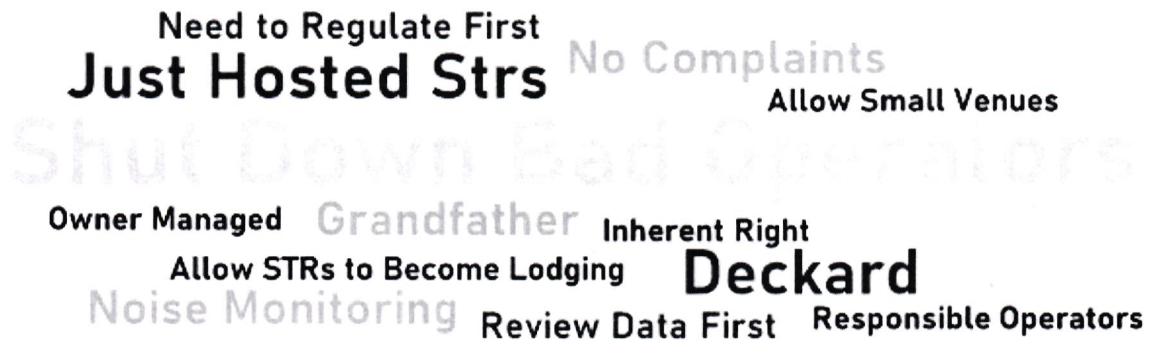
Other priorities that garnered attention from the community were:

- ✓ STRs in the Wine Country be regulated like other STRs in the County
- ✓ An STR be required to go through a permit process with neighbor input to obtain a permit
- ✓ 10% Cap (1 STR per 10 homes)

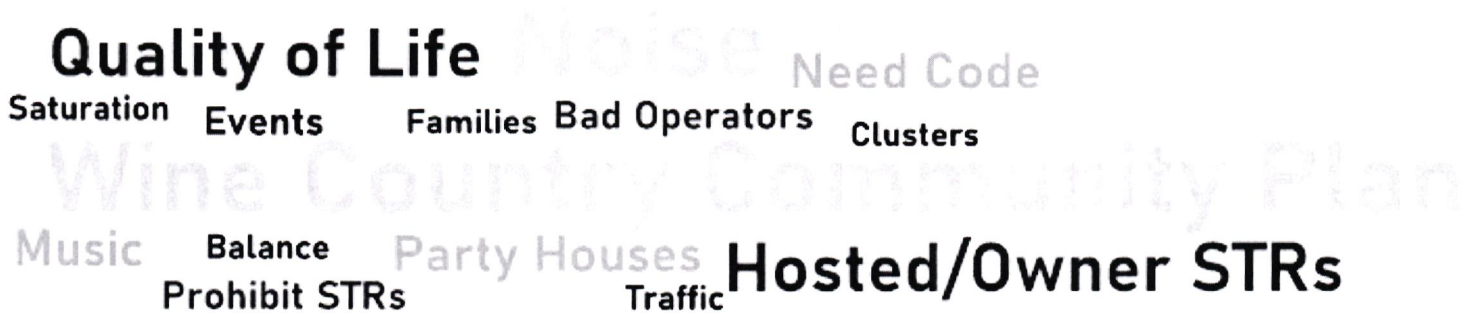
Priority category definitions are included in Attachment H.

After the breakout session comments and questions from the community were given. Of those in attendance, 27 members of the audience spoke in regard to their feelings towards STR's in the area. Out of those that spoke, 37% either did not indicate or mentioned that they were community members, 33% identified themselves as owners of a STR property, with the remaining 30% identifying themselves as neighbors of a STR. Comments transcribed from attendees, both verbally and written (not identified), were compiled and divided into two separate topic headings: 1) STR Concerns and 2) STR Rental Support/Benefits.

Under each of these two headings, comments were further split into categories based on the frequency these topics were mentioned. Comments from one attendee may have been broken up into multiple topics as many attendees made different points that fell into different categories. The overall topics between those who identified as neighbors and those who identified as STR owners can be seen in the word clouds below. Both clouds include community member comments and frequent visitor comments as they apply. The larger the word, the more often it was mentioned. The context of each topic is captured in Attachment I and a summary of the comments from Wine Country is provided in Attachment J.



STR Owner/Community Word Cloud



Neighbor/Community Word Cloud

ATTACHMENT A

Idyllwild Community Conversation Flier/Invitation



**Supervisor  
Chuck Washington  
Third District**

**A Community Conversation -  
Short Term Rentals in the  
Idyllwild, Pine Cove, and  
Mountain Center Communities**



**Come and join the conversation  
and take action!**

**We want to hear from you!**



**When:  
Monday,  
October 3<sup>rd</sup>  
5pm – 7pm**

**Where:  
Idyllwild  
Town Hall  
25925 Cedar St.  
Idyllwild, CA  
92549**

## ATTACHMENT B

### Idyllwild Power Point Presentation



# A Community Conversation

## Short Term Rentals in the Idyllwild, Pine Cove and Mountain Center Communities

**Chuck Washington**  
**Riverside County Third District Supervisor**



COUNTY OF RIVERSIDE  
CALIFORNIA

October 3, 2022



# Agenda

- I. **Welcoming Remarks – Supervisor Chuck Washington, (5 - 10mins)**  
*Riverside County, Third District*
- II. **Staff Presentation – Charissa Leach, (10 - 15 mins)**  
*Director of Transportation and Land Management Agency*
- III. **Community Vision & Feedback Breakout Session (30 - 45 mins)**  
*(Moderator – Charissa Leach)*
  - We want to hear from you, as to your priorities in the area  
(Priority stickers 1-5)
- IV. **Community Input Session (30 - 45 mins)**
- V. **Next Steps**



COUNTY OF RIVERSIDE  
CALIFORNIA



## Where we are...

- At the Sep 13, 2022, BOS hearing, Ordinance No. 927.1 (STRs) was approved, but with change requests from the Board. The amended Ordinance goes back to BOS one more time, tomorrow, as a Policy item.
- If approved, the STR Ord. will be effective in 30-days which would be Nov 3, 2022.
- Also, if approved, the effective date of the Fee Ordinance is 60-days after approval which would be Dec 3, 2022.
- Work with Deckard Technologies continues, tools available Nov 3rd +/-



## We Want To Hear From You!

- What do we want to hear?
  - ✓ We want to hear from you to establish community priorities that will paint a picture of your preferred future for the community.
  - ✓ While this is a challenging issue, community members deserve to be further engaged so that the diverse views on this topic can be better understood by all.
  - ✓ We want to make this a fruitful conversation, so please be courteous.
  - ✓ We Want Many Voices!







# Establishing Community Priorities in the communities of Idyllwild, Pine Cove and Mountain Center

- Caps on STRs
- Allow owner occupied STRs only
- Wait to make further changes to 927.1
- A ban on STRs
- Limits on days rented as an STR
- Allow hosted STRs only
- Minimum distances between STRs
- Create a 'Permit' for Str's
- Regulate STRs the same as the rest of the unincorporated County areas
- Consider further regulations for STRs on private roads
- Consider the economic benefit of STRs before making further regulations
- Limit placed on STRs in certain areas (limit densities)



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## I WOULD LIKE TO SEE...

• A cap placed on the number of STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

No Cap

• 10% Cap (1 STR per 10 homes)

• 12.5% Cap (1 STR per 8 homes)

• 20% Cap (1 STR per 5 homes)

• A larger cap

• Only owner occupied STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

• Current regulations enforced before making additional regulations in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor - Chuck Washington  
© Community Conversation

## I WOULD LIKE TO SEE...

• A ban on STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

• Only 'hosted' STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

• Limits on how many days an STR can be rented per year in the Communities of Idyllwild, Pine Cove & Mtn. Center

• A limit placed on the number of STRs on a certain Zone, block, area or Census Tract in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor - Chuck Washington  
© Community Conversation

## I WOULD LIKE TO SEE...

• A spacing requirement on STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center

No spacing requirement.

100 ft. Min.

500 ft. Min.

600 ft. Min.

More than 600' Min.

• An STR in the Communities of Idyllwild, Pine Cove & Mtn. Center be required to go through a permit process with neighbor input to obtain a permit

Riverside County Supervisor - Chuck Washington  
© Community Conversation

## I WOULD LIKE TO SEE...

• STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center be regulated the same as rest of the unincorporated County areas (no additional requirements)

• The County consider these areas in the Communities of Idyllwild, Pine Cove & Mtn. Center that take access from non-County maintained roads differently than those that have County maintained access

• The County consider the 101 that is collected from STRs in the Communities of Idyllwild, Pine Cove & Mtn. Center before making further regulations.

• The County to consider available housing when making further regulations in the Communities of Idyllwild, Pine Cove & Mtn. Center

Riverside County Supervisor - Chuck Washington  
© Community Conversation

## ADDITIONAL COMMENTS

Riverside County Supervisor - Chuck Washington  
© Community Conversation



## Creating a balance with STRs in the Community

- We want to balance many factors:
  - Community Involvement in the discussion
  - Diverse opinions on the topic
  - Maintaining/improving quality of life
  - Providing choices and compatibility
  - The need for private sector investment, and
  - Property owner's rights



## We Want To Hear From You!



1

- When you arrived, you were handed 5 numbered stickers

2

- Around the room there are banners with different priorities

3

- Place your stickers on the banner for your top 5 priorities STRs in the communities of Idyllwild, Pine Cove and Mountain Center

4

5

During the Breakout Session of the Meeting



# Updates

<https://planning.rctlma.org/>



## Attachment C

### STR Priority Category Definitions

<b>Community Priority Category</b>	<b>Category Definition</b>
Caps on STRs	No CAP 10% Cap (1 STR per 10 homes) 12.5 % Cap (1 STR per 8 homes) 20% Cap (1 STR per 5 homes) A larger CAP
Allow owner occupied STRs only	Owner must reside on the same property of the STR but don't have to be present
Wait to make further changes to 927.1	Allow an opportunity for the most current regulations to be enforced before making further changes to the STR Ordinance
A ban on STRs	No STR'S Allowed
Limits on days rented as an STR	A limit on how many days an STR can be rented per year
Allow hosted STRs only	Property owner remains on site during the rental period
Minimum distances between STRs	No spacing requirement 100 ft. minimum 300 ft. minimum 600 ft. minimum More than 600 ft. minimum
Create a 'Permit' for STR's	Have STR's go through a permit process with neighbor input to obtain a permit
Regulate STRs the same as the rest of the unincorporated County areas	No additional requirements
Consider further regulations for STRs on private roads	The County to consider those areas that take access from non-County maintained roads differently than those that have County maintained access
Consider the economic benefit of STRs before making further regulations	The County to consider the TOT that is collected from STR's as well as available housing before making further regulations
Limits placed on STRs in certain areas	Limit STR Custers

## ATTACHMENT D

### Idyllwild Community Comment Word Cloud

<b>Word</b>	<b>Context</b>
Waitlist	Suggestion we change the mortarium to a waitlist
Emergency Preparedness	Emergency preparedness of guests of STRs. In the event of a fire, quake, and/or weather
Parties	Comments regarding unruly parties, movie making and fights at STRs
Moratorium	Comment to keep the moratorium in place
Need Relief	Comment that 1,100 signatures have been collected, requesting relief from STRs
Lack of facilities	Comments on the drought, lack of water and sewer facilities to serve homes with so many people every weekend. Comment that full-time residents use more facilities than short timers
Safety	Comments included safety recommendations and concerns about fires & evacuations.
Protect Housing Stock	Comments that residents have left due to their rental being sold to use as an STR and not finding a place to live.
Parking	Resident parking being used
Place a Cap	Comments regarding the use of caps (7-10% was the most commented) to control the number of STRs in the community, comments that caps, about the area losing business from the STR guests, not seeing that a cap will change the issues
Irresponsible Owners	Comments that the irresponsible, bad actor, party house owners need to be addressed and that would stop most issues
Need Separation	Comments about needing a separation STR to STR to lessen clusters of STRs
Burdened	Comments that STR's have been a burden to neighbors, and they are victims
Weekend Enforcement	Comments regarding the need for weekend enforcement as that is when STRs are a problem, before making further regulations work on enforcement
1 STR per person	Suggesting that STRs should be limited to one per person

Just Hosted STRs	Comments that only hosted STRs should be allowed and that hosted is not doable for many
Too Easy to Permit	Comment that STR's should have to go through a permit process like hotels
Physical Inspections of STRs	Comment that STRs need a physical safety inspection
Too Many	Too many STRs
Wildfire	Comments regarding fire safety given the very high fire designation
TOT back to Idyllwild	Suggestions that the TOT from STRs in the area go back to the area
TOT	Bring money to the County
Teach Best Practices	Comments that STR owners need to be taught best practices
Owner Managed	Comments that 927 could force owners to use companied vs. self-managing
Needed Income	Comments that STR owners need the income, particularly when they depend on it
Save Tourism	Comments that the area needs STRs to save tourism and business in the area
We are not all Alike	Comments that all STRs should not be treated the same (Hosted vs Non-Hosted vs corporation owned)
Vacant or Rented	Comment that is STRs weren't allowed homes would just be vacant
Review Data First	Comments that the County needs to gather more data before making anymore decisions
No signs at STRs	No signs should be required at STRs
Full Timers make more Impact	It's affecting our water supply and our sewer plan is really going to fail
Neighborhoods being replaced	Neighborhoods being replaced by weekend renters

## ATTACHMENT E

### Summary of Idyllwild Community Comments

#### Idyllwild Community Meeting 10.3.22

##### Public Comments

- N: They turned the house next door into a 7-bedroom STR. At 3am in the morning, there were dogs dressed up running around because they were filming a monster movie. I am a victim of STRs.
- N: I have STRs and they've all been quiet. There's just too many of them. There are no hosts present. I want just hosted rentals around. They can bring money to our community. I do want to complain to Vacasa. The company is horrible.
- N: I'm not against STRs as long as they're hosted, and the property owner lives on the property. I am for the signs with the owner's name. Often, the owners are out of town. Don't put Vacasa— put the owner's name down. There has to be a cap. I won't go in town Thursday afternoon until Monday because we can't walk or park.
- N: I'm a 4<sup>th</sup> generation hillbilly since 1931. My street is nothing but apartments now. People turn a single-family residence into 6-bedroom apartments. It's affecting our water supply and our sewer plan is really going to fail. Our sewer system is going to contaminate our water supply. The fire department doesn't get extra money for all the extra population. A cap of 10 percent is good start.
- O: I sympathize for people with STR problems. My husband is 81 and I'm 77. We've owned and rented STRs across the street. We spent \$10,000. We notified all owners and give out our number. We don't have complaints or problems. The impact on the community with the full-time renters is more substantial, in regard to water and electricity.
- N: I'm part of the Pine Cove Property Owner Association. I've been bit by a dog, and I've had to buy 'no snow dumping' signs. The 300-foot rule is the big thing we have to do bring corrections. I suggest we change the moratorium to a waitlist. I think that's fair. The STR that has been here longer deserves priority.
- M: I have a vacation rental company here in town. When I see this group and what is happening here, I see that it's geared to changing the community, and I accept that. But I ask that you look at the data. I've only had two complaints in 8,000 rentals. Maybe there are companies not taking care of their rentals. But what I like is for people who live here to be here. I lived here for 18 years. If we put a cap, what's going to keep our businesses thriving?
- O: I own an STR in Pine Cove. I started a vacation rentals owners' group. We teach them best practices. I sent that information to Supervisors Washington and Perez and Planning Director Hildebrand. Some of Ordinance 927 is counterproductive. It's going to force more people to use companies versus self-managing. I hope we can form a working group and work collaboratively. 65 to 70 percent of Idyllwild homes are vacation homes. The population of Idyllwild is the highest it's ever been. STRs are not replacing residents.
- V: I live in Mendocino County though my family has had a home here for four generations. As the Supervisor observed, inadequate self-control and regulation is part of the problem. Many insurance companies don't allow people to use their homes as STRs. Fire claims could be denied if the property was used a STR. Many owners are not aware of this coverage gap. Also, STRs are often collateral for bank loans. Properties can be

taken away. It would be good public policy to require proper loan compliance and insurance at time of the STR application.

- C: I've been here for 66 years. We created a community. We created the Water District and brought Cal Fire here. We have done a lot for this community. I'm not against STRs. I'm concerned you can go to a County and get a permit to make their home a business. I know someone wanted to build a casita and it's taken him 3 years—yet you can just get a cabin and make it a STR? Do they have windows? Handrails? It can create a disaster. If you go home tonight, make sure your road goes both ways.
- N: I agree and understand that you get to do with your home as you see fit. However, what about your right to peace? Do what you like within your home. However, when your financial gain affects your homeowners and takes away from their peace, I think folks need to rectify that situation. Keep the moratorium in place, as well as a 7 to 10 percent cap and keep the 300 feet.
- C: I work for disaster preparedness. We've covered safety for residents and guests. I have three recommendations: 1. Accidents happen. Every STR should have a fully equipped first aid kit, 2. I'm concerned about preparedness for fire. There should be a map of the hill and show where 74 and 243 is. Folks should know where to go. 3. Floods. There should be canned goods put in by the owner.
- V: I've been coming out to Idyllwild since college and I've always stayed at STRs. I am not a STR owner. I love this community. That said, I have recommendations. With the cap, I don't see how that's going to change the issues. We need to take address irresponsible STR owners. I don't see how the cap will stop that. Also, TOT has doubled within the last year. I believe Idyllwild TOT should be separated out from the budget and we need to make sure taxes go back to the community.
- N: I have lived here 13 years and we have three STRs by us. Parking, dogs—all of the issues. The residents have to police the STRs. I don't want to figure out how to call the owner. The STR owner should provide patrolling, so we don't have to waste our time. 7 to 10 percent cap. We already have 10 percent.
- N: Our family bought property in Idyllwild the year I was born. I have a letter signed by 15 members of my community because we have been burdened. We represent Idyllwild and represent our homeowners who have been impacted. Some are registered and some aren't. We live on a dead road. We've been here for 2 generations. There are parties at 2am and increased parking. I want to thank code enforcement because they sent a cease and desist letter to a gym built right by a road that didn't have an events permit. Thank you.
- C: I have been in Pine Cove for 47 years. I am a member of the Fire Safe Council. I have over 1100 signatures requesting relief from STRs. We have a Tier 3 fire status. All of the groups agree with a 7-10 percent cap and a 300 ft buffer. 85 people died in Paradise. Many died on the road leaving. We have winding roads.
- O: We operate a hosted STR here at our place in town. In 2020, we were able to work from home and wanted to be a part of the community here. In order to afford that, we need to subsidize our income with our STR. I was born and raised in LA and was priced out. We want to be good community members here. We haven't had these issues. We're home with our guests all the time. Please make exceptions for hosted STRs. Don't paint us with the same brush.
- O: We have a rental with Airbnb. Their website has a place for support and resources. Under the listing, you can report a neighborhood concern. If you know the neighbor is airing, or even if you don't, you can go to



the website and you can ask them to lookup the address. They will contact the owners and say there's a disturbance. They can help control the owner. You don't have to call the Fire Department.

N: I moved to Pine Cove three months ago. I have had altercations with the people next door. I asked drunks to stop music at midnight. Do we have sheriffs? Who do we call? What's my recourse?

C: I'm the Manager at the Health Center Thrift Store. I'm going to tell a personal story about the loss of friends. I've lost at least 25 friends due to displacement, due to their rental being sold and not finding a place to live. I want to see a cap on STRs and want to see homes rented to locals here.

In general commenters indicated, or it was apparent from comments, that they were a neighbor to, or an owner/representative of an STR. Those who did not indicate either, are listed as community members.

N = Neighbor of STR(s)

O = Owner or representative of an STR

C = Community member

ATTACHMENT F

Wine Country Community Conversation Flier/Invitation



**Supervisor  
Chuck Washington  
Third District**

**A Community Conversation -  
Short Term Rentals in the Wine  
Country Community Plan Area**



**Come and join the conversation  
and take action!**

**We want to hear from you!**



**When:  
Tuesday,  
October 4<sup>th</sup>  
5pm – 7pm**

**Where:  
Temecula  
Public Library  
30600 Pauba Rd.  
Temecula, CA  
92592**

# ATTACHMENT G

## Wine Country Power Point Presentation



# Temecula Valley Wine Country Community Plan & Short Term Rentals A Community Conversation

Chuck Washington  
Riverside County Third District Supervisor



COUNTY OF RIVERSIDE  
CALIFORNIA

October 4, 2022



## Agenda

- I. **Welcoming Remarks – Supervisor Chuck Washington, (5 - 10mins)**  
*Riverside County, Third District*
- II. **Staff Presentation – Charissa Leach, (10 - 15 mins)**  
*Director of Transportation and Land Management Agency*
- III. **Community Vision & Feedback Breakout Session (30 - 45 mins)**  
(Moderator – *Charissa Leach*)
  - We want to hear from you, as to your priorities in the area  
(Priority stickers 1-5)
- IV. **Community Input Session (30 - 45 mins)**
- V. **Next Steps**



COUNTY OF RIVERSIDE  
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## Where we are...

- At the September 13, 2022, BOS hearing, Ordinance No. 927.1 (STRs) was approved, but with change requests from the Board.
- The amended Ordinance went back to BOS, today, as a Policy item and the Board directed additional revisions to the ordinance.
  - ✓ Occupancy 200sf of residence/person + 10 max on a parcels less ½ acre or less  
16 max on a parcels over ½ acre up to 2ac  
20 max on a parcels over 2ac
  - ✓ Clarification on the Alternate Materials and Methods checklist and the Ordinance – to specify that the list applies when occupancy request is over 10 persons, regardless of lot size
  - ✓ Noticing Requirements – Removed min. 20300 feet for STR parcels less than 5ac and 600 feet for parcels 5ac and greater



- The revised Ordinance will be placed on the Board Agenda for the October 18, 2022, meeting, as a policy item.
- If approved, the Ordinance will be effective in 30-days which will be Nov 18, 2022.
- Also, if approved, the effective date of the Fee Ordinance will be December 19, 2022.
- Notification to current STR owners - November 18-February 16, 2023
- Enforcement of the Ordinance will begin February 17, 2023





## Where we are...

- Also at the Sep 13, 2022, BOS hearing, the Board approved a Moratorium Ordinance that put a 'stay' on new STR certificates in
  - the Idyllwild, Pine Cove and Mountain Center areas of the County, and
  - in the Temecula Valley Wine Country Policy area,

This will allow

- County Staff time to work with these communities to craft potential additional or unique regulations for these areas.
- The effective date of the Urgency STR Moratorium was Sep 13, 2022, the day of the Board's action and will expire on Oct 28, 2022, unless extended.
- Staff is required to bring back a progress report to the BOS, prior to the 45-day Urgency STR Moratorium expiration, which will be on Oct 18, 2022.



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- How is the Temecula Valley Wine Country Community Plan (TVWCCP) unique, causing the Board to consider a 'further' look at STR regulations?
  - The TVWCCP exhibits specific policies regarding lodging options.
  - The area currently has about 12.5% of the housing stock utilized as STRs.
  - The TVWCCP establishes policies that would protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future.
  - The TVWCCP encourages a balance between commercial activities that support tourism, equestrian uses and permanent estate lot residential stock.



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CALIFORNIA



# We Want To Hear From You!

- What do we want to hear? Encourage public participation – We Want Many Voices!
  - We want to hear from you to establish community priorities that will paint a picture of your preferred future for the community.
  - ✓ While this is a challenging issue, community members deserve to be further engaged so that the diverse views on this topic can be better understood by all.
  - ✓ We want to make this a fruitful conversation, so please be courteous.



COUNTY OF RIVERSIDE  
CALIFORNIA



I WOULD LIKE TO SEE...	I WOULD LIKE TO SEE...	I WOULD LIKE TO SEE...	I WOULD LIKE TO SEE...	ADDITIONAL COMMENTS
<ul style="list-style-type: none"> <li>• A cap placed on the number of STRs in the Wine Country</li> <li>No Cap</li> <li>• 10% Cap (1 STR per 10 homes)</li> <li>• 12.5% Cap (1 STR per 8 homes)</li> <li>• 20% Cap (1 STR per 5 homes)</li> <li>• A larger cap</li> <li>• Only owner occupied STRs in the Wine Country</li> <li>• Current regulations enforced before making additional regulations in the Wine Country</li> </ul> <p><small>Riverside County Supervisor - Chuck Washington Wine Country Community Conversation</small></p>	<ul style="list-style-type: none"> <li>• A ban on STRs in the Wine Country</li> <li>• Only "hosted" STRs in the Wine Country</li> <li>• Limits on how many days an STR can be rented per year in the Wine Country</li> <li>• A limit placed on the number of STRs on a certain Zone, block, area or Census Tract in the Wine Country</li> </ul> <p><small>Riverside County Supervisor - Chuck Washington Wine Country Community Conversation</small></p>	<ul style="list-style-type: none"> <li>• A spacing requirement on STRs in the Wine Country</li> <li>No spacing requirement.</li> <li>• 100 ft. Min.</li> <li>• 500 ft. Min.</li> <li>• 600 ft. Min.</li> <li>• More than 600' Min.</li> <li>• An STR in the Wine Country be required to go through a permit process with neighbor input to obtain a permit</li> </ul> <p><small>Riverside County Supervisor - Chuck Washington Wine Country Community Conversation</small></p>	<ul style="list-style-type: none"> <li>• STRs in the Wine Country be regulated the same as rest of the unincorporated County areas (no additional requirements)</li> <li>• The County consider those areas in the Wine country that take access from non-County maintained roads differently that those that have County maintained access</li> <li>• The County consider the TOD that is collected from STRs in the Wine Country before making further regulations.</li> <li>• The County to consider available housing when making further regulations in the Wine Country</li> </ul> <p><small>Riverside County Supervisor - Chuck Washington Wine Country Community Conversation</small></p>	<p>ADDITIONAL COMMENTS</p> <p><small>Riverside County Supervisor - Chuck Washington Wine Country Community Conversation</small></p>



## Establishing Community Priorities in the TVWCCP

- Caps on STRs
- Allow owner occupied STRs only
- Wait to make further changes to 927.1
- A ban on STRs
- Limits on days rented as an STR
- Allow hosted STRs only
- Minimum distances between STRs
- Create a 'Permit' for Str's
- Regulate STRs the same as the rest of the unincorporated County areas
- Consider further regulations for STRs on private roads
- Consider the economic benefit of STRs before making further regulations
- Limit placed on STRs in certain areas (limit densities)



## Creating a balance with STRs in the Community Plan

- We want to balance many factors:
  - Community Involvement in the discussion
  - Diverse opinions on the topic
  - Maintaining/improving quality of life
  - Providing choices and compatibility
  - The need for private sector investment, and
  - Property owner's rights



## We Want To Hear From You!



1

- When you arrived, you were handed 5 numbered stickers

2

- Around the room there are banners with different priorities

3

- Place your stickers on the banner for your top 5 priorities STRs in the TVWCCP Area

4

5

- Top priority is 1



## Updates

<https://planning.rctlma.org/>





## ATTACHMENT H

### Wine Country STR Priority Category Definitions

<b>Community Priority Category</b>	<b>Category Definition</b>
Caps on STRs	No CAP 10% Cap (1 STR per 10 homes) 12.5 % Cap (1 STR per 8 homes) 20% Cap (1 STR per 5 homes) A larger CAP
Allow owner occupied STRs only	Owner must reside on the same property of the STR but don't have to be present
Wait to make further changes to 927.1	Allow an opportunity for the most current regulations to be enforced before making further changes to the STR Ordinance
A ban on STRs	No STR'S Allowed
Limits on days rented as an STR	A limit on how many days an STR can be rented per year
Allow hosted STRs only	Property owner remains on site during the rental period
Minimum distances between STRs	No spacing requirement 100 ft. minimum 300 ft. minimum 600 ft. minimum More than 600 ft. minimum
Create a 'Permit' for STR's	Have STR's go through a permit process with neighbor input to obtain a permit
Regulate STRs the same as the rest of the unincorporated County areas	No additional requirements
Consider further regulations for STRs on private roads	The County to consider those areas that take access from non-County maintained roads differently than those that have County maintained access
Consider the economic benefit of STRs before making further regulations	The County to consider the TOT that is collected from STR's as well as available housing before making further regulations
Limit placed on STRs in certain areas	Limit STR Custers

## ATTACHMENT I

### Wine Country Community Comment Word Cloud

<b>Word</b>	<b>Context</b>
Families	Comments that's STR impact the families and the family life
Saturation	Comments that there is a saturation of STRs in the WC
Party Houses	Comments regarding unruly parties, loud
Events	Comments concerts, filming and weddings at STRs
Balance	Wanting to balance the use with neighborhoods
Prohibit STRs	Comments indicating that no STRs be allowed
Traffic	Comments that residents are experience increased traffic on local streets from STRs
Bad Operators	Comments that the bad operators need to be regulated and/or closed
Need Code	Comments the area needs Code on weekends when STRs are mostly being used
Clusters	Comments about too many STRs on particular streets and in particular areas
Wine Country Community Plan	Comments that the Community Plan does not allow STR's given the unique lodging opportunities that are allowed by the plan
Hosted/Owner STRs	Comments that Hosted STR's have worked and are similar to Cottage Inns
Music	Comments regarding loud music at all hours
Quality of Life	Comments regarding the desire for a good quality of life and STRs are taking that away
Regulate First	Comments that the County should regulate with existing Ord. No. 927.1 before making more regulations
Just Hosted STRs	Comments from hosted owners that wish to be exempt from any ban
No Complaints	Comments from STR owner/operators that indicate they have received no complaints
Owner Managed	Comments that companies that own/operate STRs are the worst neighbors, that owner managed STRs receive few complaints
Allow STRs to Become Lodging	Comments that suggest that existing STRs be allowed to become Lodging per the Community Plan
Noise Monitoring	Suggestions Noise Monitoring being required will make a difference

Grandfather	Comments that existing STRs should be grandfathered in
Review Data First	Comments that the County should review more data before making more regulations
Inherent Right	Comment that STR owners have a right to run an STR
Deckard	Comments that Deckard will make the difference on enforcement and needed data
Allow Small venues	Comments that the County needs to look at STRs different than event venues, allowing venues
Responsible Operators	Comment we just need responsible owners and complaints would mostly stop

## ATTACHMENT J

### Summary of Wine Country Community Comments

#### Wine Country STR 10/4/22 Meeting Notes

##### Public Comments

- N - Lives in Wine Country (WC) – live in a cul-de-sac with 19 properties and 4 are STR, 2 out of 4 County was not aware they were in operation, question about getting info about whether a property has a STR certificate and wasn't able to get the info, wants to be able to verify, also on a private road and maintain their own road, desire for no events, disappointed in Ord. not strict enough, noted won't rent out ADU as STR, according to Ordinance No. 348 no amendment shall amend or be detrimental to WC Comm. Plan.
- O - Lives in Temecula, has a STR in WC, has a house and guest house, question about 1 permit or 2 on a property, no complaints, good with the neighbors, has a STR next door too, with Code Enf. is it a warning first or citation, hard to get a hold of Code Enf. to verify what the citation is for and remedies.
- C - WC resident, desire to follow WC Comm. Plan, get long term housing back, quality of life priority.
- C - WC resident, Palm Springs reduction in complaints not due to noise monitors but due to occupancy restrictions and other, concerns on noise complaints and Code Enf. SET team hours.
- N - Ability to verify if neighbor has an STR, current to call Code Enf., noted need to follow up with proper procedures, but will primarily be resolved with Deckard management.
- C - With new regs. how do we know they are going to work, do not want any STRs, traffic, trash, what does she do when people shoot their guns nearby, wants 24/7 peace and quiet.
- C - Referred to WC Comm. Plan and its definitions of what is allowed in WC which should prohibit STRs, clarified that 927 is a separate Ord. and it is a residential use and as a residential use allows for STRs so the WC listed uses does not directly apply.
- N - WC-R resident, who is in control and who is dictating policy, noted music/noise from STR.
- N - WC resident, 12 houses on cul-de-sac with 4 STRs, 1 that is a particular problem with SWAT, rented out house to a reality show, have called the hotline and police, what can be done about the trouble houses.
- O - Lives in Temecula, has a STR, managing and regulating the bad operators, focus of regulations on taking care of the bad operators, has the ability for direct contacts and noise monitoring, people are looking for STRs for families less so for parties, responded that noted that the point of the ordinance is for better enforcement, noted desire to enforce non-STRs for noise and other nuisance complaints
- C - C - Metaphor of driving cars and the need for seatbelts and other regulations. STRs are needed so instead of saying no STRs let's make them well regulated and operated.
- C - Lives part-time in the area, noted no one wants to live near the party houses and that the ordinance needs to go into effect and see how it weeds out the bad actors, noted that the responsible operators don't want the bad actors, give peace a chance.
- O - Inherent right as property owners to have STRs, need ordinances to make sure it behaves like a residential area, noted current ordinance doesn't have teeth, now the new ordinance has teeth and firm penalties, with the penalties it gives more encouragement to operate well or else it is lost.
- O - Lives in WC and STR owner, involved with VRON and has been involved with the ordinance, noted no one is 100% happy with it which is a good sign, but are accepting the potential penalties and boundaries of the new Ord., noted

noise sensors and stiff penalties and that those will take care of the problem, when is Deckard going to take care of the unpermitted and problem STRs, prioritization of Deckard.

- N - Resident in WC, have neighbors that have owner occupied STRs, but another one that is managed by outside and that it is a problem with being over occupied, supposed to fine their occupants for music but do not enforce, priority is quality of life, Sup Washington noted what can be done for local control and hosted/owner occupied possibly.
- N - Problem neighbor STR owns others in the area, transient activity, 38% saturation in the area of STRs, desire to maintain real residential use for families, noted goals of WC Comm Plan for balance of wineries/comm uses, residential, and equestrian uses, live on Calle Cabernet north of Pelzer.
- C - WC-R resident, noted Washington's statement of STRs should not be in WC-R, noted desire to only have residential use in WC-R, don't want any strangers in the area, BOS promised to carve out for WC area from 927.
- O - Runs a hosted STR, have STR neighbors that are not hosted, and they have not been a problem, focus on the bad operators, importance of STRs in the area to limit impacts of drinking and driving.
- C - Residential representative for comm advisory committee for WC Comm Plan, WC allows for 5 lodging types and that is all that should be allowed in this area, desire to enforce the WC plan to limit the lodging to that and not allow for STRs in WC.
- C - Resident in WC, bought into a quiet residential community, did not buy into a party community, do not want a large amount of people and lodging and noise in the community, currently there isn't enough being done to shut down the bad STRs, property taxes going up and expectations on quality of life that should come with the increased cost.
- O - Has a hosted STR, need to shut down those not paying TOT or aren't certified.
- O - Lives in WC, has 2 properties, one STR has cameras and noise sensors, it is a destination area, the STRs exist and don't take away, the wineries are the source of the attraction, and the focus should be to limit those to limit the overall impacts.
- O - Noted some people want to ban STRs, operates STRs in the area and have no complaints, glad to have the noise monitoring.
- N - Lives in WC at end of cul-de-sac, not against progress in the area, noted the difference of hosted and non-hosted STRs, noted from Thursday through the weekend it is noisy in the area, noted one particular problem STR.
- N - Residential owner in WC, lives next to problem STR, within 30 min over 100 cars on the street and bothering horses due to the noise and a horse got injured, backed up traffic in the area.
- C - Resident in WC-R, noted residents have been attending but desire for more to attend and voice to be heard, noted question on why STRs are even allowed in WC and over 10 people becomes a hotel, noted desire to enforce WC Comm. Plan.
- O - Run a hosted STR, pulled permit in 2017, no complaints on their STR, importance for STR operators to enforce their own guests, non-hosted STRs are required to do check in and other basic monitoring.

In general commenters indicated, or it was apparent from comments, that they were a neighbor to, or an owner/representative of an STR. Those who did not indicate either, are listed as community members.

N = Neighbor of STR(s)

O = Owner or representative of an STR

C = Community member

Not against STR's, believes  
there's enough. Supports  
Moratorium 11:29

## 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: Joel Feingold

Address: 26857 Castvicu Pr

City: Edyllwild Zip: 92549

Phone #: 310-613-5746

Date: 10-18-22 Agenda # 3.53

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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I give my 3 minutes to: \_\_\_\_\_

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Supports, Moratorium

11:32

# 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: Ronald Kuehl

Address: 38105 Calle Campo

City: Fernvale Zip: 92592

Phone #: 951 318 3413

Date: 10/18/22 Agenda # 53

### 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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# 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: Terri Gonzalez ✓

Address: 38540 Avenida de la Bandolero

City: Temecula Zip: 92592

Phone #: 951-303-6096

Date: 10/18/22 Agenda # 53

## 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: Ron Keuhl

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Supports extending moratorium 11:33

# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Jill Hernandez

Address: 39757 Calle Cabernet

City: Temecula Zip: 92591

Phone #: 957-285-5077

Date: 10/18/22 Agenda # 53

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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I give my 3 minutes to: \_\_\_\_\_

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Supports Moratorium

11:33

# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Tricia Kuehl

Address: 38105 Calle Campo

City: Temecula Zip: 92592

Phone #: \_\_\_\_\_

Date: 10/18 Agenda # 53

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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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: William Plummer

Address: 37360 Avenida Chapala

City: Temecula Zip: 92592

Phone #: 909-303-0975

Date: 10-18-2022 Agenda # 3.53

### PLEASE STATE YOUR POSITION BELOW:

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

       Support             Oppose       X  Neutral

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I give my 3 minutes to: \_\_\_\_\_



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Extend Moratorium

11:35

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SPEAKER'S NAME: ELISA NIEDERECKER

Address: 39595 DeMarquez

City: Temecula Zip: 92592

Phone #: 951-202-8788

Date: 10/18/22 Agenda # 53

### PLEASE STATE YOUR POSITION BELOW:

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Support       Oppose       Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

## **Requests to Address Board on “Agenda” Items:**

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Extend Moratorium

11:37

# Riverside County Board of Supervisors

Cave  
out Wine Country

## 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: CORRAINE HARRINGTON

Address: 35820 Pauba Rd

City: Temecula Zip: 92592

Phone #: 949-439-7579

Date: 10/18/22 Agenda # 53

### 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:   \$

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Continue moratorium

11:39

## 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: Joanie Canzone

Address: 38720 Avenida La Playa

City: Temecula Zip: 92592

Phone #: 714 350 8854

Date: 10-18-22 Agenda # 53

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

Continue Moratorium

**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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Purchased an STR + in process 11:41  
of permitting

## 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: Roy Holcy Field

Address: 35530 Pamba Rd

City: Temecula Zip: 92592

Phone #: 482-813-0279

Date: 10/19/22 Agenda # 927.1 <sup>3.53</sup>

### 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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Doesn't know what else  
there is to work out

11:44

# 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: Jennifer Hartman

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: 10/18/22 Agenda # 3.53  
3.37

### PLEASE STATE YOUR POSITION BELOW:

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

Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral \_\_\_\_\_

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I give my 3 minutes to: \_\_\_\_\_

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Deny request. Analytics were a  
Joke. 11:46

# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Thomas DeCarlo

Address: Temecula Wine Country

City: Temecula Zip: \_\_\_\_\_

Phone #: 310 971 3906

Date: \_\_\_\_\_ Agenda # 3.53

### PLEASE STATE YOUR POSITION BELOW:

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

\_\_\_\_\_ Support      \_\_\_\_\_ Oppose      X Neutral

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*oppose moratorium*

*11:48*

# 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 Hinton

Address: \_\_\_\_\_

City: Murrieta Zip: \_\_\_\_\_

Phone #: 951.395.9447

*3.53*

Date: 10.18.22 Agenda # Moratorium

### PLEASE STATE YOUR POSITION BELOW:

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

           Support                 Oppose                 Neutral

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## **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.

11:50

# 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: Anne Deitrick

Address: \_\_\_\_\_

City: DUS Zip: \_\_\_\_\_

Phone #: 760-902-2587

Date: \_\_\_\_\_ Agenda # 3.53 More for them

### 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.***

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