

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



ITEM: 21.2
(ID # 22850)

MEETING DATE:

Tuesday, August 29, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Adoption of Ordinance No. 449.253, An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance No. 449.252 Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Idyllwild, Pine Cove, and the Temecula Valley Wine Country Policy Area; Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15060(c), 15378, and 15061(b)(3); All Districts. [\$0] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that this urgency Ordinance No. 449.253 is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15060(c), Section 15378, and Section 15061(b)(3);
2. **ADOPT ORDINANCE NO. 449.253**, An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance No. 449.252, Extending the Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Idyllwild, Pine Cove, and the Temecula Valley Wine Country Policy area until the earlier of one year from the date of adoption of this ordinance or until Ordinance No. 927.2 is adopted and effective, unless sooner repealed by the Board; and,
3. **DIRECT** the Clerk of the Board to file the Notice of Exemption with the County Clerk for posting.

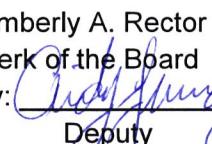
ACTION:Policy, 4/5 Vote Required


John Hildebrand, Planning Director 8/24/2023

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 and Ordinance 449.253 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 29, 2023
xc: Planning, Recorder, COBCF

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: N/A	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

History

In January 2016, the Riverside County Board of Supervisor’s (“Board”) adopted the initial version of the Short Term Rental Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the industry and to support a homeowner’s business opportunity to utilize their residence for transient occupancy. Resulting from a continued rapid growth within this industry, continual neighborhood complaints, and ongoing challenges related to certification, operation, and enforcement of Short Term Rentals, the Board directed County staff, through adoption of an initiation on February 25, 2020, to prepare a comprehensive amendment to the Short Term Rental Ordinance. Then, while staff was working on the amendment to Ordinance No. 927.1, in June 2021, a Grand Jury investigation report on Short Term Rentals was released. Ordinance No. 927.1 was heard by the Planning Commission in April and May of 2022 and by the Board on July 26, 2022, September 13, 2022, and October 4, 2022. Public input on the ordinance has been provided online during the ordinance drafting stage and at each public hearing.

On September 13, 2022 (Agenda Item 3.18), the Board adopted urgency Ordinance No. 449.251, establishing a temporary moratorium on new Short Term Rentals within the unincorporated County areas of Idyllwild, Pine Cove, and Mountain Center and Temecula Valley Wine Country Policy Area (“Wine Country”) to protect the public health, safety, and welfare, while the County evaluates the impacts of Short Term Rentals in these areas and reasonable regulations to mitigate such impacts.

During the initial temporary moratorium period, County staff actively gathered data to understand and alleviate the impacts of Short Term Rentals in these areas. The Planning Department held two community meetings (one in Idyllwild, on October 3, 2022 and one in Wine Country, on October 4, 2022) to hear input from the local communities on the public safety, health, and welfare concerns of Short Term Rentals in these areas and the communities’ priorities on potential regulations to alleviate these impacts by amending the Short Term Rental ordinance (Ordinance No. 927).

On October 18, 2022 (Agenda Item 3.53), the Board adopted a 10-Day Report for Ordinance No. 449.251, required by Government Code section 65858, describing further details of both the

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Idyllwild meeting held on October 3, 2022 and the Wine Country meeting held on October 4, 2022.

On October 25, 2022 (Agenda Item 21.1), the Board extended the moratorium established by Ordinance No. 449.251 until September 9, 2023 to allow staff to continue community outreach to consider density control for the statutory period of 10 months and 15 days. This extension was necessary to allow County staff the time to consider density control measures and potential caps, as recommended by the Planning Commission for both of these unique areas. Although County staff was in the process of gathering data on each of these unique areas and beginning to formulate optional amendments to Ordinance No. 927, this process was not yet complete. Absent this extension, new Short Term Rentals may have been established that could have adversely impacted the residential character of neighborhoods, created an increased threat to public safety, and conflicted with the proposals that the County intended to further study.

From October 25, 2022 to the present, the County created two advisory groups to analyze potential Short Term Rental regulations and their impacts. Supervisor Washington created an advisory group for the Temecula Valley Wine Country ("Wine Country Advisory Group") and Supervisor Perez created an advisory group for Idyllwild, Pine Cove, and Mountain Center ("Idyllwild Advisory Group"). The Wine Country Advisory Group met six times on the following dates: January 17, 2023, February 22, 2023, March 29, 2023, April 25, 2023, May 16, 2023, and June 21, 2023. The Idyllwild Advisory Group met five times on the following dates: March 6, 2023, March 20, 2023, April 3, 2023, April 17, 2023, and July 18, 2023. Supervisor Perez also held two town hall community meetings in Idyllwild on May 1, 2023 and May 24, 2023.

At the conclusion of the Idyllwild Advisory Group and town hall meetings, it was determined that Mountain Center is not subject to the same increased threat to public health, safety, and welfare from Short Term Rentals as Idyllwild and Pine Cove. Thus, Mountain Center is being removed from this moratorium extension.

Based on the Short Term Rental advisory group meetings, County staff prepared Ordinance No. 927.2 to address concerns related to the Idyllwild, Pine Cove, and Temecula Valley Wine Country and created additional County-wide enforcement and operational requirements. The revisions in Ordinance No. 927.2 are narrowly tailored to address the unique concerns of each community and alleviate the current/known secondary effects and adverse impacts to the public health, safety, and general welfare caused by Short Term Rentals, which led to the adoption of this moratorium with Ordinance No. 449.251 and Ordinance No. 449.252. However, a moratorium extension is still required until Ordinance No. 927.2 is adopted by the Board and takes effect. Ordinance No. 927.2 was heard by Planning Commission on August 23, 2023 and there are not enough Board hearings prior to the moratorium expiration on September 9, 2023 for Ordinance No. 927.2 to be both adopted by the Board and take effect.

Purpose

The purpose of Ordinance No. 449.253 is to extend the moratorium established in Ordinance No. 449.251 (and further extended by Ordinance No. 449.252) on new Short Term Rentals

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within Idyllwild, Pine Cove, and Temecula Valley Wine Country. This moratorium extension excludes Mountain Center as it was determined in the Idyllwild Advisory Group that Mountain Center is not subject to the same increased threat to public health, safety, and welfare from Short Term Rentals as Idyllwild and Pine Cove. This moratorium extension is based on the foregoing findings that the conditions that required a moratorium on new Short Term Rentals in the Idyllwild, Pine Cove, and Wine Country still exist and an extension of the moratorium is still necessary to continue protecting the public safety, health, and welfare in these areas until an amendment to Ordinance No. 927 addressing these issues is both adopted by the Board of Supervisors and effective.

Despite the progress that has been made in gathering data and in preparing an amendment to Ordinance No. 927, the facts that supported urgency Ordinance No. 449.251 (further extended by Ordinance No. 449.252) remain in effect as the County's efforts to address the public safety, health, and welfare concerns has not concluded. Ordinance No. 927.2 was heard at Planning Commission on August 23 but has not been heard nor adopted by the Board of Supervisors.

As previously reported, the areas of Idyllwild, Pine Cove, and Temecula Valley Wine Country have experienced impacts of an above average number of Short Term Rentals operating, combined, making up 62% of the 1,131 (as of August 10, 2022) Short Term Rentals countywide. Also, the recent increases of new certificates for Short Term Rentals are growing. The previous three years prior to the release of the June 7, 2021, Grand Jury investigation report on Short Term Rentals, the average number of Short Term Rental certificates issued per month was eight (8). Subsequent to that report being released, through July of 2022, the average number of Short Term Rental certificates issued was 54 per month. This indicates an increase of 575% in the last 13 months. If the increase continues adverse impacts that have the potential to endanger the health and safety of residents, guests and the very environment and resources that attract visitors to the County will increase. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, over-concentration that destabilizes the neighborhood quality of life, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, accumulation of refuse and loss of potential housing stock for long-term rentals and permanent residents. This ordinance is 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, which are disproportionately affected in the Idyllwild, Pine Cove, and Wine Country.

Idyllwild and Pine Cove are located near national forest and wilderness areas. This remote, rural retreat has developed as a mountain resort with single family homes, a variety of lodging, camping, and recreational opportunities. The transformation of 465 residences to Short Term Rentals, which is almost 12% (and rising) of residences in this area, and disproportionately concentrated in certain neighborhoods, threatens the fabric of the community. The greater the number of Short Term Rentals in a neighborhood, the greater the potential impacts on the neighborhood. Also, the infrastructure in this area remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking. The area is also prone to devastating fires and much of this area is designated a very high fire severity zone. Short Term Rentals, particularly

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the concentration, in these locations, without proper regulation to address evacuations and fire safety, may jeopardize the safety of guests and the community.

Wine Country encompasses important agricultural lands in the County. It is subject to the policies, as adopted by the Board of Supervisors, within the Temecula Valley Wine Country Community Plan and the zone classifications and regulations that are unique only to that area. Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community's equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies 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 Wine Country is distinct in that it is the only area of the County that, with approval of a discretionary land use permit, allows small-scale Cottage Inns, which are defined as a dwelling unit with five (5) or fewer guest rooms providing lodging and breakfast for temporary overnight occupants in return for compensation and is solely owned and operated by the property owner, while encouraging agricultural operations, equestrian activities, and vineyard planting with such uses to reflect the unique character of this policy area. Short Term Rentals, as currently defined, are not required to follow these polices, thereby, creating activities that are incompatible with the framework established by the Temecula Valley Wine Country Community Plan. Short Term Rentals within Wine Country make up 12.5% of the residential uses in the area (233 residences) and are disproportionately concentrated in certain neighborhoods. This number is growing, and any concentration could adversely impact the character of the community. Whether it be in the Wine Country Winery Zone, the Wine Country Equestrian Zone, or in the Wine Country Residential Zone, an over concentration of Short Term Rentals can impact areas adversely, destabilizing the thoughtfully planned community and impacting quality of life that has attracted so many to the area.

Adoption of this ordinance will extend Ordinance No. 449.252, the extension of the original moratorium on new Short Term Rentals in Idyllwild, Pine Cove, and Wine Country. This extension will allow staff time to have Ordinance No. 927.2 to be heard and adopted by the Board of Supervisors and become effective in order to alleviate the public health, safety, and welfare concerns in these areas of the County. Although Ordinance No. 927.2 has been heard by Planning Commission on August 23, it has not yet been introduced and adopted at Board nor become effective to resolve these issues. Absent this extension, new Short Term Rentals may be established that could adversely impact the residential character of neighborhoods, create an increased threat to public health, safety, and welfare.

This urgency ordinance **DOES NOT** prohibit the continued operation or renewals of Short Term Rentals, which have legally obtained a Short term Rental Certificate prior to the effective date of Ordinance No. 449.251.

This interim ordinance extending Ordinance No. 449.252, the extension of the moratorium on new Short Term Rentals, is adopted pursuant to California Constitution Article 11, Section 7,

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and California Government Code sections 25123 and 65858 and will take effect immediately upon its approval by at least a **four-fifth's vote** of the Board of Supervisors of the County of Riverside. The moratorium will be in effect until the earlier of one year from the date of adoption of this ordinance or until Ordinance No. 927.2 is adopted and effective, unless sooner repealed by the Board.

California Environmental Quality Act

This ordinance is not subject to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.) (CEQA) pursuant to State CEQA Guidelines sections 15060(c) because the extended moratorium prohibiting new Short Term Rentals will not result in a direct or reasonably foreseeable indirect physical changes in the environment and because it is not a project as defined in State CEQA Guidelines section 15378, as the extended non-issuance of Short Term Rental Certificates in certain areas of the County has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternative, this ordinance is exempt from CEQA under State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that extending the prohibition on new Short Term Rentals Certificates in certain areas will have no significant effect on the environment because it will result in less impact on the environment. This interim ordinance merely maintains the status quo prior to the moratorium.

Impact on Residents and Businesses

Concentrations of Short Term Rentals can have adverse impacts on the residential character, neighborhood stability, public safety, and quality of life, in certain areas within the unincorporated Riverside County. This temporary moratorium will have no impacts to residents, as no new Short Term Rentals may be permitted on a temporary basis, which could otherwise further add to the concentrated areas. Existing, legally permitted Short Term Rentals at the time Ordinance No. 449.251 became effective on September 13, 2022, may continue to operate, thereby not impacting businesses.

ATTACHMENTS:

Exhibit A: Ordinance No. 449.253

Exhibit B: Ordinance No. 449.253 - CEQA Notice of Exemption



Jason Farin, Principal Management Analyst 8/24/2023



Aaron Gettis, Deputy County Counsel 8/24/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: Ordinance No. 449.253 – Short Term Rental Moratorium Extension

Project Location: Riverside County

Project Description: Public Hearing on Adoption of Ordinance No. 449.253, An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance No. 449.252, Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Idyllwild, Pine Cove, and the Temecula Valley Wine Country Policy Area.

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Sections 15061(b)(3) (Common Sense Exemption)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This ordinance is not subject to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.) (CEQA) pursuant to State CEQA Guidelines sections 15060(b) and (c), because the extended moratorium prohibiting new Short Term Rentals will not result in a direct or reasonably foreseeable indirect physical changes in the environment, and because it is not a project as defined in State CEQA Guidelines section 15378, as the extended non-issuance of Short Term Rental Certificates in certain areas of the County has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternative, this ordinance is exempt from CEQA under State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that extending the prohibition on new Short Term Rentals Certificates in certain areas will have no significant effect on the environment because it will result in less impact on the environment. This interim ordinance merely maintains the status quo prior to the moratorium.

John Earle Hildebrand III (951) 955-1888
County Contact Person Phone Number

County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

Signature

Planning Director

Title

8/18/2023

Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder

E-202300920
08/30/2023 09:16 AM Fee: \$ 50.00
Page 1 of 1

08.29.2023 21.2

Removed: _____ By: _____ Deputy



1 County of Riverside, especially within the Temecula Valley Wine Country and the
2 Unincorporated County Area of Idyllwild. While Short Term Rentals have been a
3 staple in the County and they provide a benefit to the County by expanding the
4 number and type of lodging facilities, the exponential increase continues to cause
5 adverse impacts that have the potential to endanger the health and safety of residents
6 and guests and the very environment and resources that attract visitors to the County.
7 Adverse impacts to surrounding neighbors and properties include unpermitted large-
8 scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle
9 parking, and accumulation of refuse. This ordinance is necessary to ensure
10 neighborhood compatibility and reduce conflicts within the surrounding residential
11 neighborhood, to facilitate economic growth within the County and to protect the
12 health, safety, and welfare of the County's residents.

13 C. The Unincorporated County Area of Idyllwild neighbors national forest and
14 wilderness areas. This remote, rural retreat has developed as a mountain resort with
15 single family homes, a variety of lodging, camping, and recreational opportunities.
16 However, the infrastructure in this area remains rural in nature, exhibiting narrow,
17 steep roads and a lack of shoulder parking. Also, the area is prone to devastating fires
18 and much of this area is designated as a very high fire severity zone. Additionally,
19 mudslides from rainstorms have significant impact on burn areas, which impacts
20 access to the community. Short Term Rentals in these locations without proper
21 regulation to address evacuations and fire safety may jeopardize the safety of guests
22 and the community.

23 D. Temecula Valley Wine Country encompasses one of the most important agricultural
24 lands in the County. It is subject to the policies, as adopted by the Board, within the
25 Temecula Valley Wine Country Community Plan and the zone classifications and
26 regulations that are unique only to that area. Three districts have been established for
27 this policy area – Winery, Equestrian and Residential – to ensure long-term viability
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1 of the wine industry while protecting the community’s equestrian rural lifestyle. The
2 overarching policies for this region promote a strong identity for the Temecula
3 Valley Wine Country. Additional policies within each district provide for
4 complimentary uses distinct to the delineated areas. These policies protect against
5 the location of activities that are incompatible with existing residential and equestrian
6 uses, which could lead to land use conflicts in the future. One of the policies of the
7 Temecula Valley Wine Country Policy Area is Southwest Area Plan Policy (SWAP)
8 1.2, which states “Maintain distinct characters of the Winery, Equestrian, and
9 Residential Districts through implementing zones to promote harmonious
10 coexistence of these uses.” This policy area also identifies “The purpose of the
11 Residential District is to encourage permanent estate lot residential stock in this
12 region to balance the tourism related activities.” The Temecula Valley Wine Country
13 is distinct in that it is the only area of the County that, with approval of a discretionary
14 land use permit, allows small-scale Cottage Inns, which are defined as a dwelling
15 unit with five (5) or fewer guest rooms providing lodging and breakfast for temporary
16 overnight occupants in return for compensation and is solely owned and operated by
17 the property owner, while encouraging agricultural operations, equestrian activities,
18 and vineyard planting. Such uses to reflect the unique character of this policy area.
19 Short Term Rentals, as currently defined, are not required to follow these polices,
20 thereby, creating activities that are incompatible with framework established by the
21 Temecula Valley Wine Country Community Plan.

- 22 E. The County continues to receive complaints related to noise, garbage, parking, septic
23 capabilities, and public safety related to Short Term Rentals, indicating a need for
24 heightened operating standards and enforcement.
- 25 F. The County is currently in the process of considering and studying various legislative
26 proposals to address the issues associated with Short Term Rentals and reduce risks
27 to public safety, health, and welfare.

- 1 G. Concentration of Short Term Rentals in many areas of the County has an adverse
2 impact on residential character, neighborhood stability, public safety, and quality of
3 life, demonstrating the need to consider different regulations, including the need to
4 separate, eliminate, or place caps on the number of Short Term Rentals in certain
5 areas of the County.
- 6 H. The density of Short Term Rentals in the Unincorporated County Area of Idyllwild
7 and within the Temecula Valley Wine Country far surpasses that of any other area in
8 the unincorporated area of the County.
- 9 I. On May 18, 2022, the Riverside County Planning Commission (“Planning
10 Commission”) held a public hearing on proposed Ordinance No. 927.1 amending
11 Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term
12 Rentals. The Planning Commission recommended consideration of a potential
13 subsequent “Phase 2” amendment to Ordinance No. 927 analyzing a limit or cap for
14 Short Term Rentals within the Unincorporated County Area of Idyllwild and
15 Temecula Valley Wine County, which would include establishing boundary areas,
16 determining the source of authority for a specific residential unit count, creating an
17 appropriate limit or cap (such as a percentage or flat number), and building a
18 methodology for allowing new Short Term Rentals when capacity becomes available
19 (such as a lottery or an ongoing / managed list).
- 20 J. Within the last year, the County received far in excess of the usual 8 average Short
21 Term Rental Certificate applications normally received per month in the previous
22 three years. The month following the release of the Short Term Rental Grand Jury
23 Report on June 7, 2021, the County received 48 Short Term Rental Certificate
24 applications. Also, in the following months since the May 18, 2022 Planning
25 Commission public hearing until the Board public hearing on July 26, 2022 regarding
26 the amended Short Term Rental Ordinance No. 927.1, the County received an
27 average of 54 Short Term Rental Certificate monthly applications. The proliferation
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1 of Short Term Rental applications demonstrates a rush to obtain permits that may be
2 inconsistent with proposed or future licensing regulations; particularly, given the
3 Planning Commission’s desire to consider a “Phase 2” amendment analyzing a limit
4 or cap for Short Term Rentals within the Unincorporated County Area of Idyllwild
5 and the Temecula Valley Wine Country Policy Area.

6 K. On September 13, 2022, the Board adopted urgency Ordinance No. 449.251,
7 establishing a temporary moratorium on new Short Term Rentals within the
8 Temecula Valley Wine Country and the Unincorporated County Area of Idyllwild.

9 L. On October 3, 2022, staff from the County’s Transportation Land Management
10 Agency and Supervisor Chuck Washington’s office held a community workshop at
11 the Idyllwild Community Center to discuss the public safety, health, and welfare
12 concerns of Short Term Rentals in the Unincorporated County Area of Idyllwild and
13 the community’s priorities for regulations to alleviate those concerns in Ordinance
14 No. 927.

15 M. On October 4, 2022, staff from the County’s Transportation Land Management
16 Agency and Supervisor Chuck Washington’s office held a second community
17 workshop at the Temecula Library to discuss the public safety, health, and welfare
18 concerns of Short Term Rentals in the Temecula Valley Wine Country and the
19 community’s priorities for regulations to alleviate those concerns in Ordinance No.
20 927.

21 N. On October 18, 2022, the Board adopted a 10-Day Report for Ordinance No.
22 449.251, required by Government Code section 65858, describing further details of
23 both the Unincorporated County Area of Idyllwild meeting held on October 3, 2022
24 and the Temecula Valley Wine Country meeting held on October 4, 2022 and staff’s
25 ongoing analysis of the communities’ priorities. A copy of the 10-Day Report can
26 be found with the agenda materials for the October 18, 2022 Board meeting.

1 O. On October 25, 2022, the Board adopted Ordinance No. 449.252, extending the
2 urgency moratorium on new Short Term Rentals within the Temecula Valley Wine
3 Country and the Unincorporated County Area of Idyllwild for the statutory period of
4 10 months and 15 days, from October 25, 2022 to September 9, 2023. This extension
5 was necessary to allow County staff the time to consider density control measures
6 and potential caps, as recommended by the Planning Commission for both of these
7 unique areas. Although County staff was in the process of gathering data on each of
8 these unique areas and beginning to formulate optional amendments to Ordinance
9 No. 927, this process was not yet complete. Absent this extension, new Short Term
10 Rentals may have been established that could have adversely impacted the residential
11 character of neighborhoods, created an increased threat to public safety, and
12 conflicted with the proposals that the County intends to further study.

13 P. From October 25, 2022 to the effective date of this ordinance, the County created
14 two advisory groups to analyze potential Short Term Rental regulations and their
15 impacts. Supervisor Washington created an advisory group for the Temecula Valley
16 Wine Country and Supervisor Perez created an advisory group for the
17 Unincorporated County Area of Idyllwild. The Temecula Valley Wine Country
18 advisory group met six times on the following dates: January 17, 2023, February 22,
19 2023, March 29, 2023, April 25, 2023, May 16, 2023, and June 21, 2023. The
20 Unincorporated County Area of Idyllwild advisory group met five times on the
21 following dates: March 6, 2023, March 20, 2023, April 3, 2023, April 17, 2023, and
22 July 18, 2023. Supervisor Perez also held two town hall community meetings in
23 Idyllwild on May 1, 2023 and May 24, 2023.

24 Q. At the conclusion of the Unincorporated County Area of Idyllwild advisory group
25 and town hall meetings, it was determined that Mountain Center is not subject to the
26 same increased threat to public health, safety, and welfare from Short Term Rentals
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1 as Idyllwild and Pine Cove. Thus, Mountain Center is being removed from this
2 moratorium extension.

3 R. Based on the Short Term Rental advisory group meetings, County staff prepared
4 Ordinance No. 927.2 to address concerns related to the Unincorporated County Area
5 of Idyllwild, Temecula Valley Wine Country, and additional County-wide
6 enforcement and operational requirements. The revisions in Ordinance No. 927.2 are
7 narrowly tailored to address the unique concerns of each community and alleviate
8 the current/known secondary effects and adverse impacts to the public health, safety,
9 and general welfare caused by Short Term Rentals, which led to the adoption of this
10 moratorium with Ordinance No. 449.251 and Ordinance No. 449.252. However, a
11 moratorium extension is still required until Ordinance No. 927.2 is adopted by the
12 Board and takes effect. Ordinance No. 927.2 is scheduled to be heard by Planning
13 Commission on August 23, 2023 and there are not enough Board hearings prior to
14 the moratorium expiration on September 9, 2023 for Ordinance No. 927.2 to be both
15 adopted by the Board and take effect. A copy of the 10-Day Report can be found
16 with the agenda materials for the August 29, 2023 Board meeting.

17 S. Issuing numerous Short Term Rental Certificates in areas that may be subject to
18 future limits, caps, or additional regulations would undermine the County's current
19 planning effort to protect the public safety, health, and welfare from the negative
20 impacts of Short Term Rentals that are improperly sited, over-concentrated, or under-
21 regulated.

22 T. Issuing numerous Short Term Rental Certificates in areas that may be subject to
23 future limits, caps, or additional regulations would also create further confusion and
24 potentially cause the need to unwind many Short Term Rental Certificates.

25 U. Thus, based on the foregoing findings, the conditions that required a moratorium on
26 new Short Term Rentals in the Unincorporated County Area of Idyllwild (which now
27 excludes Mountain Center) and Temecula Valley Wine Country still exist and an
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1 extension of the moratorium is still necessary to continue to protecting the public
2 safety, health, and welfare.

3 Section 3. DEFINITIONS. Except as otherwise specified herein, all terms shall have the same
4 definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this interim ordinance,
5 the following terms shall have the following meanings:

6 A. County: The County of Riverside.

7 B. Temecula Valley Wine County: The Temecula Valley Wine Country Policy Area, as
8 designated in the Riverside County Comprehensive General Plan, as may be
9 amended.

10 C. Unincorporated County Area of Idyllwild: The unincorporated County of Riverside
11 communities of Idyllwild and Pine Cove, as designated in the Riverside County
12 Comprehensive General Plan, as may be amended.

13 Section 4. REPORT. On August 29, 2023, the Board adopted a 10-Day Report for
14 Ordinance No. 449.252, required by Government Code section 65858, describing further details of the Short
15 Term Rental advisory group meetings. As previously described, Temecula Valley Wine Country advisory
16 group met six times on the following dates: January 17, 2023, February 22, 2023, March 29, 2023, April
17 25, 2023, May 16, 2023, and June 21, 2023. The Unincorporated County Area of Idyllwild advisory group
18 met five times on the following dates: March 6, 2023, March 20, 2023, April 3, 2023, April 17, 2023, and
19 July 18, 2023. Supervisor Perez also held two town hall community meetings in Idyllwild on May 1, 2023
20 and May 24, 2023. At the conclusion of the Unincorporated County Area of Idyllwild advisory group and
21 town hall meetings, it was determined that Mountain Center is not subject to the same increased threat to
22 public health, safety, and welfare from Short Term Rentals as Idyllwild and Pine Cove. Thus, Mountain
23 Center is being removed from this moratorium extension. Based on the Short Term Rental advisory group
24 meetings, County staff prepared Ordinance No. 927.2 to address concerns related to the Unincorporated
25 County Area of Idyllwild, Temecula Valley Wine Country, and additional County-wide enforcement and
26 operational requirements. The revisions in Ordinance No. 927.2 are narrowly tailored to address the unique
27 concerns of each community and alleviate the current/known secondary effects and adverse impacts to the
28

1 public health, safety, and general welfare caused by Short Term Rentals, which led to the adoption of this
2 moratorium with Ordinance No. 449.251 and Ordinance No. 449.252. A copy of the 10-Day Report can be
3 found with the agenda materials for the August 29, 2023 Board meeting.

4 Section 5. EXTENSION OF ORDINANCE NO. 449.252 MORATORIUM. During the term
5 of this interim ordinance, no new Short Term Rentals shall be allowed on properties located within the
6 Unincorporated County Area of Idyllwild or the Temecula Valley Wine Country. Renewals of existing
7 legally certified Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance
8 No. 927, are exempted from this moratorium.

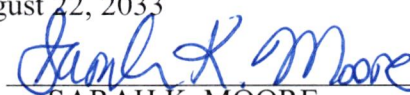
9 Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
10 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not
11 affect the other provisions of this ordinance which can be given effect without the invalid provision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

13 Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections
14 25123 and 65858, this ordinance shall become effective immediately upon its passage by at least a four-
15 fifths vote of the Board of Supervisors and shall remain in effect until the earlier of one (1) year or until
16 Ordinance No. 927.2 is both adopted and effective, unless sooner repealed by the Board.

17
18 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

19 By: 
20 Chairman, Board of Supervisors
KEVIN JEFFRIES

21 ATTEST:
Clerk of the Board
KIMBERLY A. RECTOR
22 By: 
23 (SEAL) Deputy

24
25 APPROVED AS TO FORM
August 22, 2023
26 By: 
27 SARAH K. MOORE
Deputy County Counsel
28

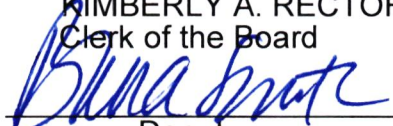
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 29, 2023, the foregoing ordinance consisting of 7 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: August 29, 2023

KIMBERLY A. RECTOR
Clerk of the Board
BY: 
Deputy

SEAL

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(951) 368-9229
neller@scng.com

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

Account Number: 5209148
Ad Order Number: 0011618766
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 09/01/2023
Total Amount: \$741.47
Payment Amount: \$0.00
Amount Due: \$741.47
Notice ID: zTEK2XzL41D2HdHyiScI
Invoice Text:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND HOLD A PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT AND PLOT PLANS IN THE HIGHGROVE AREA PLAN, FIRST SUPERVISORIAL DISTRICT 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 12, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Department's recommendation to the General Plan Amendment (GPA 190009) is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion for Parcels 2 and 3 (2.05 acres) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres). The Change of Zone proposes to change the site's zoning for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for the residential portion of the Project site will remain One-Family Dwelling (R-1). Tentative Map No. 37743 is a Schedule "A" Condo Map that includes the subdivision of 9.17 gross acres into three parcels. Conditional Use Permit No. 200030 is to allow for the off-site selling of beer and wine concurrently with the convenience store/gas station located within the commercial portion (PPT200016) of the Project site on Parcel 3 and to approve the

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Riverside, California 92501
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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011618766

FILE NO. 0011618766

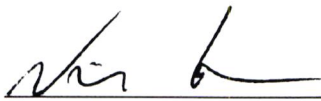
PROOF OF PUBLICATION

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:

09/01/2023

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

Date: September 1, 2023.
At: Riverside, California



Signature

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND HOLD A PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT AND PLOT PLANS IN THE HIGHGROVE AREA PLAN, FIRST SUPERVISORIAL DISTRICT

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 12, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommendation to the General Plan Amendment (GPA 190009) is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion for Parcels 2 and 3 (2.05 acres) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres). The Change of Zone proposes to change the site's zoning for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for the residential portion of the Project site will remain One-Family Dwelling (R-1). Tentative Map No. 37743 is a Schedule "A" Condo Map that includes the subdivision of 9.17 gross acres into three parcels. Conditional Use Permit No. 200030 is to allow for the off-site selling of beer and wine concurrently with the convenience store/gas station located within the commercial portion (PPT200016) of the Project site on Parcel 3 and to approve the Public Convenience and Necessity Finding. The gasoline service station and convenience store are proposed to operate 24-hours a day, seven days a week. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. Plot Plan No. 200016 is for the site design and development of the commercial portion of the Project site. The proposed development includes the construction of a take-out/drive-through food establishment located on Parcel 2 of the Project site. Parcel 3 will include the construction of a gas station with a convenience store with 6 pumps and 12 spaces. Plot Plan No. 200017 is for the site design and development of the residential portion of the Project site within Parcel 1 which will include the construction of 52 single-family detached condominium units, open space area and a water quality basin. This proposed project is located north of Center Street, south of Teresa Street, east of Mr. Vernon Ave. and

west of CarlIn Lane., In the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ No. 190048, Approve General Plan Amendment No. 190009, Approve Change of Zone No. 1900026, Approve Tentative Tract Map No. 37743, Approve Conditional Use Permit No. 200030, and Approve Plot Plan Nos. 200016 and Plot Plan No. 200017.**

On August 2, 2023, the Planning Commission voted 2-2, splitting the vote resulting in a failed motion. As such, the approval recommendation, as recommended by staff to the Planning Commission on August 2, 2023 is being recommended to the Board of Supervisors. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/PublicHearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

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@rivco.org

Dated: August 14, 2023
Kimberly A. Rector,
Clerk of the Board
By: Cindy Fernandez,
Clerk of the Board Assistant
The Press-Enterprise
Published: 9/1/23

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

Account Number: 5209148
Ad Order Number: 0011618287
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 08/18/2023
Total Amount: \$493.04
Payment Amount: \$0.00
Amount Due: \$493.04
Notice ID: JwdkfEcq7b14xmK9bQAO
Invoice Text:

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, August 29, 2023 at 10:00 a.m., or as soon as possible thereafter, to consider adoption of Ordinance No. 449.253, which is summarized as follows: SUMMARY OF ORDINANCE NO. 449.253 AN ORDINANCE OF THE COUNTY OF RIVERSIDE EXTENDING URGENCY INTERIM ORDINANCE NO. 449.252 ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED COUNTY AREA OF IDYLLWILD AND THE TEMECULA VALLEY WINE COUNTRY POLICY AREA This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 449.253 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. 449.253 is an extension of an urgency interim ordinance of the County of Riverside to establish a temporary moratorium on new Short Term Rentals within the Temecula Valley Wine Country Policy Area, as designated in the Riverside County Comprehensive General Plan, and unincorporated County of Riverside communities of Idyllwild and Pine Cove, as designated in the Riverside County Comprehensive General Plan. This moratorium is extended pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the extension is to

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011618287

FILE NO. 0011618287

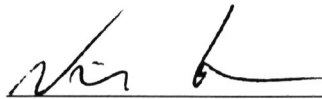
PROOF OF PUBLICATION

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:

08/18/2023

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

Date: August 18, 2023.
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, August 29, 2023 at 10:00 a.m.**, or as soon as possible thereafter, to consider adoption of Ordinance No. 449.253, which is summarized as follows:

SUMMARY OF ORDINANCE NO. 449.253

AN ORDINANCE OF THE COUNTY OF RIVERSIDE EXTENDING URGENCY INTERIM ORDINANCE NO. 449.252 ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED COUNTY AREA OF IDYLLWILD AND THE TEMECULA VALLEY WINE COUNTRY POLICY AREA

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 449.253 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. 449.253 is an extension of an urgency interim ordinance of the County of Riverside to establish a temporary moratorium on new Short Term Rentals within the Temecula Valley Wine Country Policy Area, as designated in the Riverside County Comprehensive General Plan, and unincorporated County of Riverside communities of Idyllwild and Pine Cove, as designated in the Riverside County Comprehensive General Plan. This moratorium is extended pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the extension is to continue to protect the public safety, health, and welfare while County staff brings the revised Ordinance No. 927.2 to the Planning Commission and Board of Supervisors with reasonable regulations to mitigate the impacts of Short Term Rentals in these areas. This ordinance removes the moratorium on Mountain Center, as designated in the Riverside County Comprehensive General Plan. Since the adoption of Ordinance No. 449.251 imposing a temporary moratorium of Short Term Rentals in those areas, and the extension of the moratorium in Ordinance No. 449.252, the County has conducted several meetings with the community to analyze the impacts of Short Term Rentals and craft reasonable regulations. This moratorium extension is designed to maintain the status quo until the adoption and effective date of Ordinance

No. 927.2. This moratorium extension would not prohibit the operation or renewal of existing, legally certified Short Term Rentals, which meet all of the requirements of Ordinance No. 927. This moratorium extension ordinance would take effect immediately upon its approval by at least a four-fifth's vote of the Board of Supervisors of the County of Riverside and remain in effect until the earlier of one year from the date of adoption of this ordinance or until Ordinance No. 927.2 is adopted and effective.

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

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.

Dated: August 9, 2023

Kimberly A. Rector,
Clerk of the Board
By: Cindy Fernandez,
Clerk of the Board Assistant
The Press-Enterprise
Published: 8/18/23

Comings ✓

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: Esther Petrella

Address: Temecula - Wine Country

City: _____ Zip: 92592

Phone #: _____

Date: 08-29-23 Agenda # 22850

STR Moratorium Extension

PLEASE STATE YOUR POSITION BELOW:

21-2

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 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: Paul Petrella

Address: wine country Resident

City: Temecula Zip: 92592

Phone #: _____

Date: 08-29-23 Agenda # 228 SD

STR- Moratorium extension
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: Esther Petrella

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: Gemma Hentrich

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

City: _____ **Zip:** _____

Phone #: _____

Date: 8/29/23 **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: _____

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
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Amy Stahl-Gunduz

Address: 26721 Saunders Meadow Rd
(only if follow-up mail response requested)

City: Idyllwild CA **Zip:** 92549

Phone #: 703 459 0478

Date: 8/29/23 **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: _____

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:

Notwithstanding any other provisions of these rules, 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.

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 insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

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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: Joel Feingold

Address: 26857 Castview Dr.

City: Idyllwild Zip: 92549

Phone #: 310-613-5746

Date: 8-29-23 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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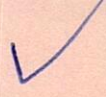
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Riverside County Board of Supervisors Request to Speak

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: Ron Kuehl

Address: _____

City: Temecula Zip: _____

Phone #: _____

Date: 8/29/23 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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Smith, Breanna

From: Esther Petrella <lareinaesther@icloud.com>
Sent: Friday, August 25, 2023 12:23 PM
To: Clerk of the Board
Subject: Fwd: Extending moratorium

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.

Per out of the office reply from Sue Maxwell, I'm forwarding to cob.

Sent from my iPhone

Begin forwarded message:

From: Esther Petrella <lareinaesther@icloud.com>
Date: August 25, 2023 at 11:27:57 AM PDT
To: district1@rivco.org, district2@rivco.org, district3@rivco.org, district4@rivco.org, District 5 <District5@rivco.org>, Sue Maxwell <smaxwell@rivco.org>
Subject: Extending moratorium

Good morning,

COB please distribute to all supervisors.

My name is Esther Petrella; District 3, WC-R

I'm in favor of you extending the STR moratorium indefinitely.

This board needs to realized the pernicious effects this industry has caused.

It is clear that there is still a lot of work to be done in addressing the continuing problem that keeps afflicting the residents in the wine country "residential" area.

There has not been enough done to find a solution that eliminates the constant disturbances that we have endured for several years. Most of the changes are still one-sided and favorable to the STR industry.

You are forcing a "compromise" between the residents' quality of life vs the STR profit\$.

We were not given the opportunity to vote on this compromise. Nor we have any idea of how this compromise came about. We were never kept informed of any possible changes that resulted in this "compromise".

Your staff decided to create a document (revision) to appease the whole board. Bring to you something agreeable to each one of you. Not all districts are experiencing the STR industry problems. If the revision is being cater to each of you, instead of the actual concerning and punished residents that's wrong.

Please extend the moratorium indefinitely.

Thank you,

Esther Petrella

Sent from my iPad

Lopez, Daniel

From: Aquia Mail
Sent: Monday, August 28, 2023 11:58 AM
To: nan.natanom@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



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 20230829**. 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.

Submitted on August 28, 2023

Submitted values are:

First Name

Nan

Last Name

Harrold

Phone

5626822402

Email

nan.natanom@gmail.com

Agenda Date

08/29/2023

Agenda Item # or Public Comment

21.2

State your position below

Neutral

Comments

Requesting that moratorium extension period be used to clarify certain items in Ord 927.2.

Lopez, Daniel

From: Aquia Mail
Sent: Monday, August 28, 2023 11:14 AM
To: gerardom@icloud.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



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Submitted on August 28, 2023

Submitted values are:

First Name

Gerardo

Last Name

Morales

Address (Street, City and Zip)

45337 Silverado Lane

Phone

5626442900

Email

gerardom@icloud.com

Agenda Date

08/29/2023

Agenda Item # or Public Comment

Idyllwild/Pine Cove STR Moratorium

State your position below

Oppose

Lopez, Daniel

From: Aquia Mail
Sent: Monday, August 28, 2023 9:25 AM
To: astahlgunduz@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



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 20230829**. 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.

Submitted on August 28, 2023

Submitted values are:

First Name

Amy

Last Name

Stahl-Gunduz

Address (Street, City and Zip)

26721 Saunders Meadow Rd Idyllwild CA

Phone

7034590478

Email

astahlgunduz@gmail.com

Agenda Date

08/29/2023

Agenda Item # or Public Comment

STR Moratorium

State your position below

Oppose

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 28, 2023

Submitted values are:

First Name

Moses

Last Name

Moreno

Address (Street, City and Zip)

7757 Nightingale Way

Phone

6195784900

Email

mmoreno@ableac.net

Agenda Date

08/29/2023

Agenda Item # or Public Comment

Short Term Rental Permit Moratorium

State your position below

Support

Comments

Good evening Board,

I'm writing this in support of reopening the permitting process for STR for the Idyllwild area. I realize it's a complicated issue with opinions all over the place, but I'd like to offer mine. We are current STR Owners that live in San Diego. We visit the property once a month to check in on our property and our neighbors. We are responsible Owners who take pride of our home, our community and the experience of our guests. We are booked every weekend and hear the appreciation from small business owners & workers when our guests let them know we referred them. We have friends that work in the industry-retail and restaurant, so we know first-hand how important it is. We also know how important protecting the full time Owners quiet enjoyment is. My father lives next to an STR in San Diego so I know the first-hand experience of the issues that can come with it. With the popularity/hype of Airbnb, this

21.2

has become a hot topic, usually coupled with the limited housing conversation. Our neighbors (left and right) have owned theirs as second homes for 10+ years. They both visit Idyllwild a handful of times a year. I usually check in on their property when I'm there and give them a report back. They do that for me sometimes as well, but usually it's me. For 300+ days, their homes sit vacant, collecting dust, pollen and cobwebs. There are no guests, just a quiet house. No contribution to the housing supply, county or community and yet the spotlight is on my property. I know there are a lot of STR's. There are a lot of vacant homes as well. Responsible STR's contribute to the community and to the county. In the last couple of years, we have collected and paid over \$16,000 in TOT taxes. I would guess that is a fraction of what we and our guests have contributed to the local economy...from the cleaning crews, handymen, tradesmen, Mike from Idyllwild Appliance, Forest Lumber, Village Hardware and all the local restaurants, retail and groceries...all while our neighbor's homes sit vacant. Another neighbor of ours listed their home for sale. It's been on the market since Jan 2023 and has 4 price reductions. The pool of people looking to live in Idyllwild full time is limited. The part timers are priced out due to the high insurance and interest rates. The investors remain on hold until a decision is made on the moratorium. I have spoken to local realtors, one who's Dad built our home so his roots in Idyllwild run deep. He's seen every trend in the industry and believes the market will speak for itself. The successful & responsible STR owners will remain and everyone else that jumped in for the trend that aren't as passionate will end up losing and eventually sell. The market will work itself out without the restricting new STR permits. Maybe the happy medium is to allow current STR permits to be transferrable to the new STR Owners??? That's my 2 cents. We love the Idyllwild community and would be open to purchasing other properties to expand on what we can offer our guests and community. We look forward to hearing the final resolution on this matter. As mentioned earlier, it's a complicated one so good luck!

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Submitted on August 28, 2023

First Name

Darica

Last Name

Diers

Address (Street, City and Zip)

PO Box 1276

Phone

+18585040990

Email

daricadiers@gmail.com

Agenda Date

08/29/2023

Agenda Item # or Public Comment

Extending Moratorium

State your position below

Oppose

Comments

I oppose the moratorium for the following reason: the county failed to send renewal notices to people who had existing permits. Because of the moratorium was in effect, if you didn't renew your permit in time, you were unable to continue doing business. There is a large group of people that had this happen to them and extending the moratorium extends the time before they can resume business, and extends the time before cleaning people and maintenance people can make money again. It's hurting so many people to keep the moratorium going.

21.2

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 28, 2023

First Name
Alexandra

Last Name
Koromzay

Address (Street, City and Zip)
25590 Alderwood St. Idyllwild CA. 92549

Phone
3109807746

Email
thereallion@yahoo.com

Agenda Date
08/29/2023

Agenda Item # or Public Comment
STR Moratorium

State your position below
Neutral

Comments

I am concerned that the list of the 17 people who are being called "Tier 1" people who have been paying their TOT taxes for the past couple years, is not accurate.

I have lived in my home for over 12 years and only ever rented my place out through the Airbnb Platform.

I received notice from Airbnb nearly 3 years ago that they were collecting and remitting my TOT taxes on my behalf. Because of this, and because I never received any other notice from the county or from Airbnb, I believed that I was in full compliance.

I have proof that I have been paying these taxes.

I am worried that the number of people being considered as "tier 1". may not be a fair and accurate representation. With regards to my TOT taxes I was in compliance and there may be others who are in the same boat as me.

I sincerely hope that the administrators in the county who are deciding who is considered compliant will take this important information into consideration.

Thank you for your time.

21.2

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Submitted on August 27, 2023

First Name

Jon

Last Name

Brown

Address (Street, City and Zip)

54600 Trails end

Phone

8084466632

Email

jbrown510@gmail.com

Agenda Date

08/29/2023

Agenda Item # or Public Comment

21.2

State your position below

Oppose

Comments

I opposed the extension of the moratorium without at least first addressing the large group of STR owners that were failed by the county's communications around renewing STR permits. These folks all had permits and all paid all their TOT taxes but they were never properly notified that they needed to renew their STR certificate. The county's miscommunications failed them. When they discovered their permits had lapsed, NO RECOURSE was given to them to rectify the expiration. Give them an immediate path to rectify their expired permits, they've suffered way more than they ever should have for County's mistakes.

21.2

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Submitted on August 27, 2023

First Name

Isabelle

Last Name

DuBois

Address (Street, City and Zip)

2851 Sandalwood Ct., El Centro CA 92243

Phone

703.795.9857

Email

idubois@mac.com

Agenda Date

08/29/2023

Agenda Item # or Public Comment

STR moratorium in Idyllwild

State your position below

Oppose

Comments

Oppose extension of STR moratorium. Support non-renewed STR certificate holders who never received notice of renewal being due in 2022, to renew before moratorium is lifted to restore them to pre-moratorium status