

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



AGENDA NO.
21.2
(MT 23223)

MEETING DATE:
Tuesday, November 7, 2023

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing ORDINANCE NO. 927.2 (Short Term Rentals) in conjunction with CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Ordinance No. 927.2 in conjunction with Change of Zone No. 2100000 is an amendment to Riverside County’s Ordinance No. 927 (Short-Term Rentals). The changes to Ordinance No. 927 include special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan, which includes the following: an increased minimum age for responsible guests, a cap on the number of Short Term Rentals in each area, limit on the number of Short Term Rental Certificates held simultaneously in each area, further occupancy limits (for Wine Country only), separation or density requirements between Short Term Rentals and a lottery system for allowing new Short Term Rental certificates in each area, when there is capacity. Other changes to Ordinance No. 927 will be applied across the County and include organizational revisions for clarity, new definitions, additional permitting requirements, increased minimum age for responsible guests, and additional enforcement provisions and other minor changes to further clarify the permitting and operating requirements for Short Term Rentals. All Districts. The Chairman called the matter for hearing.

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

The following people spoke on the matter:

Alicia Ivar	Kelly Halbeisen	Mark Dean	Ernest Montanez
Jameson Martin	Dan youngblood	Alan Paynter	Gerardo Morales
Samantha Stephens	Erin Fussner	Laura Stearn	Scott Wilson
Esther Petrella	Jamie Welsh	David Hunt	Richard Reyes
Phil Bailly	Debbie McComas	Joseph Messin	Debra Nicholson
Alex Lluch	Joe Anwar	Karen Dillon	Adam Hendricks
Jill Hernandez	Roanna Azar	Tricia Kuehl	Tiffany Davis
Tom Hernandez	John Kelliher	Margaret Rich	Dan Frey
Harris Vertlieb	Claude Kilgore	Elisa Niederecker	Greg Michaels
Joel Feingold	Kim Siler	Patrick Vernir	Mary Zullo
Marsha Kenedy	Robert Kellerhouse	Stacey Jones	Steven Johnson
George Maqnani	Andrew Lonchman	Jeff Bosson	Christ Robinson
Anna Duitrek	Neal Lohner	Leticia Plummer	Debra Hunter
Robert Petermann	John Jacobs	John Hunter	
Jonathan Seal	Marsha Hudson	Darica Diers	
Martha Sanchez	Bill Plummer	Kristy Frazier	
Woody Henderson	Marilyn Horton	Chuck Meece	
Michael Pacey	Tyler Massas	Alexandra Koromzay	

Continued to page 2.

MINUTES OF THE BOARD OF SUPERVISORS
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On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the public hearing is closed, and the above matter is continued to Tuesday, November 28, 2023, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:
Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Gutierrez

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 7, 2023 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: November 7, 2023
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Cindy Junch* Deputy

AGENDA NO.
21.1

xc: Planning, COB

PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL SUPERVISORIAL DISTRICTS

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, November 7, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 927.2, An Ordinance of the County of Riverside Amending Ordinance No. 927 regulating short term rentals and incorporating by reference the abatement and cost, All Districts.

**SUMMARY OF ORDINANCE NO. 927.2
AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725**

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 927.2 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 927.2 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to, special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan, which includes the following: an increased minimum age for responsible guests, establishing a cap on the number of Short Term Rentals in each area, limit on the number of Short Term Rental Certificates held simultaneously in each area, further occupancy limits (for Wine Country only), allowed in Idyllwild and the Wine Country, creation of separation or density requirements between Short Term Rentals, ownership limits and a lottery system for allowing new Short Term Rental certificates in each area, when there is capacity. Other changes to Ordinance No. 927 will be applied across the County and include organizational revisions for clarity, new definitions, additional permitting requirements, increased minimum age for responsible guests, and additional enforcement provisions and other minor changes to further clarify the permitting and operating requirements for Short Term Rentals. Ordinance No. 927.2 would take effect 30 days after its adoption.

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: October 20, 2023
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Publication October 27, 2023

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

10/27/2023

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 27th of October 2023 in Green Bay, WI, County of Brown.



DECLARANT

Ad#:0005848811
P O : 927.2

This is not an invoice
of Affidavits2

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL SUPERVISORIAL DISTRICTS

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Dated: October 20, 2023
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Publication October 27, 2023

11/17/23
21.2.2
Hanna

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neller@scng.com

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

Account Number: 5209148
Ad Order Number: 0011629920
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 10/28/2023
Total Amount: \$424.25
Payment Amount: \$0.00
Amount Due: \$424.25
Notice ID: MGilGXmOIWoU1z6FZK6x
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL SUPERVISORIAL DISTRICTS 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, November 7, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 927.2, An Ordinance of the County of Riverside Amending Ordinance No. 927 regulating short term rentals and incorporating by reference the abatement and cost, All Districts. SUMMARY OF ORDINANCE NO. 927.2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725 This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 927.2 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary, Ordinance No. 927.2 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to, special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan, which includes the following: an increased minimum age for responsible guests, establishing a cap on the number of Short Term Rentals in each area, limit on the number of Short Term Rental Certificates held simultaneously in each area, further occupancy limits

11/07/23

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011629920

FILE NO. 0011629920

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:

10/28/2023

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

Date: October 28, 2023.

At: Riverside, California


Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL SUPERVISORIAL DISTRICTS

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Dated: October 20, 2023
Kimberly A. Rector,
Clerk of the Board
By: Cindy Fernandez,
Clerk of the Board Assistant
The Press-Enterprise
Published: 10/28/23

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



ITEM: 21.2
(ID # 23223)

MEETING DATE:

Tuesday, November 07, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: ORDINANCE NO. 927.2 (Short Term Rentals) in conjunction with CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Ordinance No. 927.2 in conjunction with Change of Zone No. 2100000 is an amendment to Riverside County's Ordinance No. 927 (Short-Term Rentals). The changes to Ordinance No. 927 include special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan, which includes the following: an increased minimum age for responsible guests, a cap on the number of Short Term Rentals in each area, limit on the number of Short Term Rental Certificates held simultaneously in each area, further occupancy limits (for Wine Country only), separation or density requirements between Short Term Rentals and a lottery system for allowing new Short Term Rental certificates in each area, when there is capacity. Other changes to Ordinance No. 927 will be applied across the County and include organizational revisions for clarity, new definitions, additional permitting requirements, increased minimum age for responsible guests, and additional enforcement provisions and other minor changes to further clarify the permitting and operating requirements for Short Term Rentals. All Districts. [\$25,000 Total Cost - General Fund 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that Ordinance No. 927.2 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report and provided in the Notice of Exemption; and

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 11/4/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **CONDUCT a public hearing and INTRODUCE, read title, waive further reading of, and adopt on successive weeks ORDINANCE NO. 927.2**, in conjunction with **CHANGE OF ZONE NO. 2100000**, an ordinance amending Ordinance No. 927 (Short Term Rentals) to include special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan and also creates new provisions to be applied Countywide, which include additional organizational, operational, permitting, and enforcement procedures.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$25,000	\$0	\$25,000	\$0
NET COUNTY COST	\$25,000	\$0	\$25,000	\$0
SOURCE OF FUNDS: General Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary:

In January 2016, the Riverside County Board of Supervisors adopted the initial version of the Short Term Rental (STR) 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 property for transient stays.

Due to the rapid growth of the STR industry and subsequent large increase in STR operators, on February 25, 2020, the County of Riverside's Board of Supervisors adopted an order initiating a comprehensive amendment to Ordinance No. 927 (Short Term Rentals). The Planning Department and County Counsel were directed to prepare and process the amendment. The comprehensive amendment went through multiple Planning Commission and Board of Supervisor hearings, where it was ultimately approved on September 13, 2022, and became effective 30-days later, as Ordinance No. 927.1 (Short Term Rentals).

Moratorium:

During this STR overhaul amendment process, the Board of Supervisors enacted an emergency moratorium to prohibit any new STR certificates from being issued in the Idyllwild (including Pine Cove) and Wine Country communities, as defined in the Riverside County General Plan, due to the high concentrations. Ordinance No. 449.251 established

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the initial moratorium for 45-days, followed by Ordinance No. 449.252, which extended the moratorium for an additional 10 months and 15 days, ending on September 9, 2023. The moratorium was enacted and extended for the purpose of providing County staff time to evaluate and further amend the Short Term Ordinance, to address the high concentrations and operational issues within these two (2) communities. The Board of Supervisors then directed staff to establish two (2) separate subcommittee groups, comprised of STR stakeholders within the Idyllwild and Wine Country communities. County staff subsequently met with both groups over the course of multiple meetings, seeking input with how to address STR concentrations and operational issues. County staff sought to create a fair and balanced Ordinance that addressed these issues, while continuing to provide opportunities for the STRs to establish themselves and operate responsibly.

Given the uncertain timing related to taking these amended Short Term Rental Ordinance changes through the public hearing process, the moratorium end date was extended by the Board of Supervisors on August 29, 2023 for one additional year or effective date of this new ordinance, whichever comes first. This was adopted by the Board as Ordinance No. 449.253, extending the moratorium date to September 9, 2024.

Resulting from the subcommittee meetings and implementation of best practices, this Ordinance No. 927.2 includes specific, unique provisions for the Idyllwild and Wine Country communities as well as county-wide provisions. Changes include the establishment of a cap on STR certificates in Idyllwild and Wine Country, separation requirements, a lottery system for when there is capacity to add additional STR certificates, and general operating and enforcement provisions that apply county-wide. The following describes the major changes in more detail.

Idyllwild Provisions:

CAP / Limit – Section 10.d proposes to establish a cap / limit on the number of Short Term Rentals within the unincorporated communities of Idyllwild and Pine Cove. The limit is proposed at 500, which roughly equates to 14% of all dwelling units within these two communities. At the time of staff report preparation, the two communities of Idyllwild and Pine Cove had a combined number of 474 Short Term Rental certificates. The County proposes to give Tier 1 priority to those Short Term Rental operators who had been paying Transient Occupancy Tax (TOT) for a minimum of one (1) year prior to the moratorium becoming effective, which was on September 9th, 2022. This is estimated to be approximately 17. Once these prioritized certificates are effective, the lottery system will be implemented to allow any additional certificates up to the cap. It is important to note that even the Tier 1 group must comply with the ownership limit of two (2) Short Term Rental Certificates, as described below. However, the Tier 1 group would not be subject to the separation requirements/density restrictions, as described below.

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Separation Requirements / Density – Section 10.e proposes to establish a 150ft separation requirement from any proposed new STR. It shall be measured from the property line, creating a 150ft radius around the proposed new site. Should any other property that has an existing / legal STR certificate be located within the 150ft radius, the proposed new site would be ineligible.

Wine Country Provisions:

Occupancy – Section 9.e references the number of STR occupants and Wine Country Districts where different STR classes are allowed, further limiting the number of occupants. Short Term Rental Class I allows for a maximum of ten (10) occupants at any time and is allowed in each of the Wine Country districts, including Residential, Equestrian, and Winery. Short Term Rental Class II allows for ten (10) to a maximum of 20 occupants at any time and is ONLY allowed within the Wine Country Winery District, under certain eligibility requirements. There is also a limited stay on enforcement of these provisions for Short Term Rental properties which have existing Booking Transactions, as of the effective date of this ordinance, for an occupancy that exceeds the limits of Short Term Rental Class I in the Residential and Equestrian districts. This limited stay on enforcement shall terminate automatically at 11:59 p.m. on the 180th day after the effective date of this ordinance.

CAP / Limit – Section 9.f establishes the cap on STR certificates for each Wine Country District and is set forth as follows. Winery District allows for a maximum of 114, which roughly equates to 15% of all dwelling units. Equestrian District allows for a maximum of 8, which roughly equates to 8% of all dwelling units. Residential District allows for a maximum of 105 STR certificates, which is roughly 10.5% of all dwelling units. Similar to Idyllwild, those who had been paying TOT for a minimum of one (1) year prior to the moratorium becoming effective, will have the first right of refusal to obtain an STR certificate in Wine Country. Approximately 19, located throughout Wine Country, have been paying TOT. Once those have been fulfilled, and if there is capacity, the lottery system will be implemented. It is important to note that even the Tier 1 group must comply with the ownership limit of two (2) Short Term Rental Certificates, as described below. However, the Tier 1 group would not be subject to the separation requirements/density restrictions, as described below.

Separation Requirements / Density – Section 9.g proposes to establish a 500ft separation requirement from any proposed new STR. It shall be measured from the property line, creating a 500ft radius around the proposed new site. Should any other property that has an existing / legal STR certificate be located within the 500ft radius, the proposed new site would be ineligible.

STR Certificate Ownership Limit – Pursuant to Section 9.d, there is a limit of two (2) STR certificates that any one business or natural person may hold. This provision had been discussed to apply County-wide; however, as currently stated, it only applies to Wine

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Country and Idyllwild. Any STR certificate owners who own more than two (2), will have an opportunity for three (3) renewals before forfeiting any locations to bring the total owned to a maximum of two (2).

Countywide Provisions:

Lottery System – The Lottery System applies to both Idyllwild and Wine Country communities, pursuant to Section 11.3. The County will review the number of STRs in these communities twice per year to determine if there is capacity (under the cap limit) to add additional STR certificates. If it is found there is capacity, a randomized lottery system will become effective. The County will provide an opportunity for anyone to submit a request within the 30-day application window. Upon closing, the County will randomly select from a list, the number of STRs allowed within the respective communities. The STR location is required to meet separation requirements before being issued a certificate, otherwise that location is ineligible.

Rental Age Requirements – Section 8.e adds a minimum age requirement of 21, to be able to rent an STR. This applies Countywide with the exception of Wine Country, where a minimum age of 25 is required.

Violation Fines – Section 14.h now states that not only is the property owner responsible for STR violations, but the “Responsible Operator” or “Responsible Guest” may also separately be cited up to the same amount, which is \$1,500 for first violation, \$3,000 for second violation, and \$5,000 for the third violation.

Violation Occurrences – Section 14.i revises the number of violations before revocation. It states that any STR operator who receives three (3) verified violations within one (1) year, will have their STR certificate revoked. It further states that any operator who receives seven (7) total verified violations over the course of operations, shall also be revoked. Additionally, Section 7 (initial application and renewal requirements) prohibits issuance of a Short Term Rental Certificate if any Responsible Operator received three (3) Verified Notices of Violation within a twelve (12) month period for the Short Term Rental resulting in the issuance of one or more administrative citations. It also prohibits issuance of a Short Term Rental Certificate if any Responsible Operator received seven (7) Verified Notices of Violation total for the Short Term Rental resulting in the issuance of one or more administrative citations. These additions to Section 7 were designed to capture verified violations that would result in revocation proceedings but the revocation proceeding has not been schedule prior to review of the application. Additionally, Section 14 adds a provision punishing Responsible Operators with revocation of a Short Term Rental Certificate for failure to comply with an order of any law enforcement officer. Finally, staff has clarified in this version of the ordinance that only one Notice of Violation and one administrative citation may be issued in a 24 hour period.

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Indemnification – Section 7 requires for all initial applications and renewals that Short Term Rental Owner(s) and Responsible Operator(s) execute an indemnification agreement with the County regarding the Short Term Rental.

Self-Certification Test – Section 7 also requires for all initial applications and renewals that Short Term Rental Owner(s) and Responsible Operator(s) take a self-certification test provided by the County related to understanding and agreeing to compliance with the provisions of the Ordinance.

Reorganization of the Short Term Rental Advertisement and Agreement Requirements – Section 8.q consolidates the existing requirements for Short Term Rental advertisements and agreements into one location for ease of reference.

Short Term Rental Sign Requirements – Section 8.t. requires the identification sign to measure two square feet in area or one foot by two foot in size and to be located in a place that is readily visible from the public view.

Good Neighbor Brochure and Video – Section 8.v. requires Responsible Operators to have each Responsible Guest to review and sign a copy of the Good Neighbor Brochure and an acknowledgment of having viewed the Good Neighbor video prior to occupancy of the Short Term Rental. This information shall be retained by the Responsible Operators for 6 months.

Environmental Findings

While a large number of changes are proposed in Ordinance No. 927.2, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.2 or Ordinance No. 927.2 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) The findings and some of the operational requirements merely incorporate existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of findings, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378. Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

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

The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927.2. This amendment establishes CAPs / limits to the number of Short Term Rental certificates in the Idyllwild and Wine Country areas, as well as separation requirements, a lottery system when there is capacity for new STR certificates if under the CAP, and general provisions related to operations and enforcement. More specifically, Ordinance No. 927.2 is a comprehensive amendment updating and clarifying provisions related to initial applications and renewals, updating the age of the responsible guest, creating specific application and operational requirements for Wine Country and Idyllwild to reduce secondary effects (including limitations on ownership, classifications to reduce occupancy in certain locations, caps on the maximum number of short term rentals, density requirements limiting the number of short term rentals within a specified distance of each other, selection process with lottery for new short term rental certificates) and increased enforcement requirements (including the issuance of administrative citations to guests and a 7 citation limit for revocation). There is no new construction proposed in conjunction with this amendment. This Ordinance does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.2 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

Impact on Residents and Businesses:

This is an amendment to the County's Short Term Rental Ordinance, which will result in the establishment of caps within the Wine Country and Idyllwild areas, as well as create separation requirements, ownership limits, and a lottery system for when there is capacity to allow additional STRs. This amendment is intended to provide additional protections and safeguards to communities from the potential impacts related to STR operations, but also provide a pathway for homeowners to operate an STR, striking an equitable balance.

Additional Fiscal Information:

Ordinance No. 927.2 does not change nor increase the STR fees. As background, the initial STR application fee is \$740 which covers the establishment of a new online account and onsite Code Inspection services. The annual renewal fee is \$540.00, which funds any further Code Enforcement responses as well as pays for Deckard and GovOS professional management services.

Contract History and Price Reasonableness:

Riverside County previously entered into a contract with Deckard and GovOS for professional Short Term Rental management services, which include customer service,

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online account system, payment processing, as well as ongoing STR metrics and reporting. An interactive and thematic mapping system is also being deployed, which shows locations of all certified STRs within the unincorporated areas of Riverside County.

EXHIBITS:

Exhibit A: Ordinance No. 927.2 (Short Term Rentals) Redline Version

Exhibit B: Ordinance No. 927.2 (Short Term Rentals) Clean Version

Exhibit C: Planning Commission Report (August 23rd, 2023)

Exhibit D: Airport Land Use Commission (ALUC) Report

Exhibit E: Notice of Exemption (NOE)



Jason Farin, Principal Management Analyst 11/2/2023



Aaron Gettis, Deputy County Counsel 11/1/2023

Request to Speak first/~~last~~
due to child care pickup

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



4min

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: Alicia Ivar

Address: 38750 Avenida La Playa

City: Temecula Zip: 92592

Phone #: 951 303 6096

Date: 11/7 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

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SPEAKER'S NAME: THOMAS SMITH

Address: 39640 BELLA VISTA RD

City: TEMECULA Zip: 92592

Phone #: 951 830 7680

Date: 11/7/23 Agenda # 21.2
927.2

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: ~~Thomas Smith~~ Alicia Ivar

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: JAMESON MARTIN

Address: 33776 BLUE WATER WAY

City: TEMECULA Zip: 92592

Phone #: 951-553-9351

Date: 11/7/23 Agenda # STR

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

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SPEAKER'S NAME: Samantha Stephens

Address: 33140 Vista Del Monte

City: Temecula **Zip:** 92591

Phone #: (951) 331-6800

Date: 11/7/23 **Agenda #** 21.2
927.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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 Support Oppose Neutral

I give my 3 minutes to: _____

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✓ 4 min.

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Esther Petrella

Address: _____

City: Wine Country residential Zip: _____

Phone #: _____

Date: 11-07-23 Agenda # 21-2

Short term rental

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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Support Oppose Neutral

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Paul Petrella

Address: _____

City: Wine Country residential Zip: _____

Phone #: _____

Date: 11-07-23 Agenda # 21-2

Short Hum rental

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

Support Oppose Neutral

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I give my 3 minutes to: Esther Petrella

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SPEAKER'S NAME: PHIL BAILY

Address: 36150 PAUBA RD

City: JEMECULA Zip: 92592

Phone #: 951-757-5226

Date: 11/7/2023 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Alex Luvch

Address: 35298 Calle Campo

City: Temecula Zip: 92592

Phone #: 619-578-4013

Date: 11/7/2023 Agenda # ~~927.2~~ ^{public} 21.2

PLEASE STATE YOUR POSITION BELOW:

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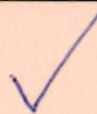
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Riverside County Board of Supervisors Request to Speak

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: Jill Hernandez

Address: 39757 Calle Cabernet

City: Temecula **Zip:** 92591

Phone #: 951-285-5077

Date: 11/7/21 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose X Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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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.

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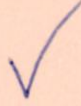
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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Harris Vertlieb

Address: 40335 Ave Altejo Bella

City: Cherry Valley Zip: 92223

Phone #: 347-227-5835

Date: 11/123 Agenda # 927.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support / Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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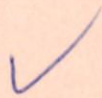
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Riverside County Board of Supervisors Request to Speak

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 Fengold

Address: 26857 Crestview Pl

City: Idyllwild Zip: 92549

Phone #: 310-613-5746

Date: 11-7-23 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: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Marsha Kennedy

Address: 55875 Encino Rd

City: Fdy Hill Zip: 92549

Phone #: 760-207-2025

Date: 11-7-23 Agenda # 21-2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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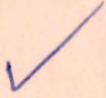
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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: George Magnani

Address: 38900 Avenida Arriba

City: Temecula Zip: 92592

Phone #: 818-674-0055 21.2

Date: 11/07/2023 Agenda # 927.2

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:

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6 min

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Ann Duitrak

Address: _____

City: _____ Zip: _____

Phone #: 760-902-2587 21.2

Date: _____ Agenda # 9272

PLEASE STATE YOUR POSITION BELOW:

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

 Support / Oppose Neutral

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

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I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Adrianna Lim

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2
927.2

PLEASE STATE YOUR POSITION BELOW:

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Support Oppose Neutral

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I give my 3 minutes to: Anne Duitry

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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: Ross Reyes

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2
927.2

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: Ann Dittell

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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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: Robert Petermann

Address: 78241 Desert Mtn Cir CA

City: Bermuda Dunes **Zip:** 92203

Phone #: 442-306-2924

Date: Nov 7, 2023 **Agenda #** 21.2 (STVR)

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: Jordan Goodman

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: JONATHAN SEAL

Address: 39575 AVENIDA ARIZONA

City: TEMECULA Zip: 92597

Phone #: 909-262-6476

Date: 11/7/23 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

6 min

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: Martha Sanchez

Address: 52220 Acorn Ln

City: Idyllwild Zip: 92549

Phone #: 9516630927

Date: 11/7/2023 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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: Cassandra Sanchez

Address: 52220 Acorn Lane

City: Idyllwild Zip: 92549

Phone #: 951 741 7947

Date: 11/7/2023 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: Martha Sanchez

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: Aron Morris

Address: 52576 Pine Ridge Rd

City: Idyllwild Zip: 92549

Phone #: 210 833 3440

Date: 11-7-2023 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: Martha Sanchez

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Woody Henderson

Address: PO Box 869

City: Idyllwild Zip: 92549

Phone #: 90.357.1070

Date: 11/7/23 Agenda # 21.2

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

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: Kelly Halbeisen

Address: 43700 Salpare Pl.

City: INDIO Zip: 92203

Phone #: 760-275-4426

Date: 11/7/23 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: _____

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4 min ✓

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Dan Youngblood

Address: 45644 Nora Cir

City: Temecula Zip: 92592

Phone #: 909-261-8457

Date: 11/7/23 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:

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

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

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

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: John Henders

Address: 43182 Calle Ventura

City: Temecula Zip: CA

Phone #: 562-900-8328

Date: 11/7/2007 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: Don Youngblood

BOARD RULES

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BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Kimberly Pacey

Address: 26050 Boulder Dr

City: Idyllwild Zip: 92549

Phone #: 541 405 8623

Date: 11/7/23 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: Erin Fussner

BOARD RULES

Requests to Address Board on "Agenda" Items:

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4 min. ✓

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: JAMIE WELSH

Address: 24810 OLD BANNING RD

City: IDYLLWILD Zip: 92549

Phone #: (415) 730-2017 21.2

Date: 11/7/23 Agenda # 927.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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: Mike Iannucci

Address: 38148 Calle Crapo

City: Temecula Zip: 92592

Phone #: 909-260-4005

Date: 11/7/2023 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: JAMIE WELSH

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: Debbie McComes

Address: 36885 Avenida Madera

City: Temecula Zip: 92592

Phone #: 626 818 3186

Date: 11/5/2023 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

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SPEAKER'S NAME: ROANNA AZAR.

Address: 39651 VIA CACHO

City: Temecula **Zip:** 92592

Phone #: 9513081388

Date: 11/7/23 **Agenda #** STV 2927-2 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:

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I give my 3 minutes to: _____

BOARD RULES

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✓ 4 min.

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: JOHN KELLIHER

Address: 35505 Calle Nopal

City: TEMECULA CA Zip: 92592

Phone #: 951 538 2091 (STR)

Date: 11/7/23 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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: George Atkinson

Address: 1455 S. State St. #291

City: Hemet Zip: 92543

Phone #: 951-380-5989

Date: 11-7-23 Agenda # STR
22.1

21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: John Kelliher

BOARD RULES

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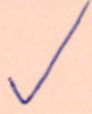
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Riverside County Board of Supervisors Request to Speak

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: Claude T. Kilpore

Address: 27190 Meadowlark Rd

City: Idyllwild Zip: 92519

Phone #: 310/999-8125

Date: 11/07/2023 Agenda # ~~22~~ 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Kim Siler

Address: 30396 Cherry Opal Ln

City: Menifee Zip: 92584

Phone #: 951/719-0638

Date: 11/7/2023 Agenda # 9227 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support
 Oppose
 Neutral

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

Support
 Oppose
 Neutral

I give my 3 minutes to: _____

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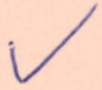
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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Robert Kellerhouse

Address: 36428 Linda Rosea Rd.

City: Temecula Zip: 92592

Phone #: 619-200-6424

Date: November 7, 2002 Agenda # STR

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:

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I give my 3 minutes to: _____

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to mins ✓
4 min.

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: ANDREW LACHMAN

Address: _____

City: Temecula Zip: 92592

Phone #: 619.997.8893

Date: _____ Agenda # 929.2
23223

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: _____

21.2

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Lydia Lachina

Address: _____

City: Temeulo Zip: 92592

Phone #: 619.9978893

Date: _____ Agenda # 23223

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: Andrew Lachina

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Neal Bohner

Address: _____

City: Bermuda Dunes Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2 (STUR)

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: Steve Tillet

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Did not speak 16min. ✓

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: STEVE TINNELLY

Address: 41622 CALLE VAQUERO

City: TEMECULA Zip: 92592

Phone #: 949-813-8587

Date: 11/7/23 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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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Michael Nisenor

Address: 41622 Calle Vaguerro

City: Temecula Zip: 92592

Phone #: 707-799-0617

Date: 11/7/23 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: Steve Tinnelly

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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: Victor Ruiz

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # _____

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

steve Tillet's

I give my 3 minutes to: ~~ASSTG~~ ~~DATE~~

speech which Neal Lohner is reading.

BOARD RULES

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Reg. online ✓

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: JOHN JACOBS

Address: 54070 PINE CREST DR

City: Idyllwild Zip: 92549

Phone #: _____

Date: 11/7/23 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: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: marsha Hudson

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

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4 mins. ✓

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Bill Plummer

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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4 min

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: ROBERT OYE

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21,2

PLEASE STATE YOUR POSITION BELOW:

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

A Support _____ Oppose _____ Neutral

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_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: BILL PLUMMER

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Justin Montgomery

Address: 44882 Corte Rodriguez

City: Temecula Zip: 92592

Phone #: 805-405-4489

Date: 11/7/23 Agenda # 927 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: Marilyn Horton

BOARD RULES

Requests to Address Board on "Agenda" Items:

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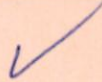
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Riverside County Board of Supervisors Request to Speak

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: Mark Dean

Address: PO Box 1621

City: Idyllwild, CA Zip: 92549

Phone #: 619-952-4772

Date: 7 Nov 2023 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral
 ↳ with changes

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

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SPEAKER'S NAME: Alan Paynter

Address: 38878 Mesa Road

City: Temecula **Zip:** 92592

Phone #: 661-505-5509

Date: 11/7/23 **Agenda #** 21.2 ~~912~~

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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4 min. ✓

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Laura Stearn

Address: 33810 MADERA DE PLAYA

City: TEMECULA Zip: 92592

Phone #: 949-929-2755

Date: 11-7-23 Agenda # 23223

(927.2)
ORDINANCE

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

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SPEAKER'S NAME: MICHAEL WIETERS

Address: 33810 Marq de Playa Rd

City: Temecula Zip: 92592

Phone #: 9497956419

Date: 11-7-23 Agenda # 23223

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: LAURA STEARN

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: DAVID HUNT

Address: 54075 PINE CREST

City: IDYLLWILD Zip: 92549

Phone #: (951) 468-4563

Date: 11-7-23 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral
*WITH COMMENT
CORRECTIONS*

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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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Joseph Messin

Address: _____

City: Temecula Zip: _____

Phone #: _____

21.2

Date: Nov 7, 2023 Agenda # 927.2

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:

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I give my 3 minutes to: _____

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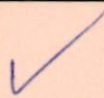
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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Karen Dillon

Address: _____

City: Temecula Zip: _____

Phone #: _____

Date: 11/7/23 Agenda # 21.2
~~27.2~~

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**

6 min.

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

SPEAKER'S NAME: Tricia Kuehl

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 11/7/23 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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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: Alma L. Comstock

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ 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: Tricia Kuenl

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: Mike Bodeau

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ 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: Tricia Kuehl

BOARD RULES

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4 min. ✓

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Debra Hunter

Address: 39480 Avenida de la Bandolero

City: Temecula Zip: 92592

Phone #: 708-738-7000

Date: 11/7/23 Agenda # ~~9272~~ 211.2

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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4 min

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Margaret Bodeau

Address: 42957 Cinnamon Lane

City: Tremont CA Zip: 92592

Phone #: 714 293 0684

Date: 11/7/23 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: Deb Hunter

BOARD RULES

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1/3 mins ✓

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: Margaret Rich

Address: 35750 De Portola Rd

City: Temecula Zip: 92592

Phone #: (909) 240-4500

Date: Nov 7, 2023 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: LORRAINE HARRINGTON

Address: 35820 Pauba Rd

City: Temecula Zip: 92592

Phone #: 949-439-7579

Date: 11/7/23 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: Margret Rich

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Elise Niederrecker

Address: 39595 De Marquez Ct

City: Temecula Zip: 92592

Phone #: 951 202-8788

Date: 11/7/23 Agenda # 21.2

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

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SPEAKER'S NAME: Patrick Vernier

Address: 28768 Warren Rd

City: Hemet **Zip:** 92545

Phone #: 951-665-7220

Date: 11-07-23 **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:

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:

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Power Point Presentations/Printed Material:

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Group/Organized Presentations:

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Addressing the Board & Acknowledgement by Chairman:

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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: Stacey Jones

Address: 53680 Country Club Drive

City: Daytonville Zip: 92549

Phone #: 323 898 8144

Date: Nov 7 2023 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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: Jeff Bosson

Address: 35315 Linda Rosa Rd

City: Temecula Zip: 92592

Phone #: 619-813-0863

Date: 11-7-23 Agenda # 2.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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4 min. ✓

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Leticia Plummer

Address: 37360 Avenida Chapala

City: Temecula Zip: 92592

Phone #: (909) 838-8492

Date: 11/7/2023 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 to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Terri Gonzalez

Address: 38540 Avenue de la Bandolero

City: Temecula Zip: 92592

Phone #: 951 303 6096

Date: 11/7/23 Agenda # ~~21.1~~ 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: Leticia Plummer
~~(Terri Gonzalez)~~

BOARD RULES

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4 min. ✓

Riverside County Board of Supervisors

Request to Speak

Requesting to speak last

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

SPEAKER'S NAME: John Hunter

Address: 39480 Avenida de la Bandolero

City: Temecula Zip: 92592

Phone #: 708, 927, 7000

21.2

Date: Nov. 7 2023 Agenda # ~~927.2~~

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Julie Smith

Address: 39640 Bella Vista

City: Temecula Zip: 92592

Phone #: 951 757-0826

Date: 11/7/23 Agenda # ~~927.2~~ 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: John Hunter

BOARD RULES

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Individual Speaker Limits:

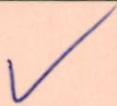
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Riverside County Board of Supervisors
Request to Speak
Online

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: Darica Diers

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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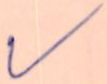
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Riverside County Board of Supervisors Request to Speak

Online

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: Kristy Frazier

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

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

Online

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SPEAKER'S NAME: Chuck Meece

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

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**

Online

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SPEAKER'S NAME: Alexandra Koromzay

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

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

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Online

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SPEAKER'S NAME: Ernest Montanez

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Online

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SPEAKER'S NAME: Gerardo Morales

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

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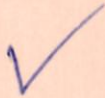
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Online

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SPEAKER'S NAME: Scott Wilson

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

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Riverside County Board of Supervisors Request to Speak

Online

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SPEAKER'S NAME: Richard Reyes

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

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_____ Support _____ Oppose _____ Neutral

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Online

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SPEAKER'S NAME: Debra Nicolson

Address: _____

City: _____ Zip: _____

Phone #: _____

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SPEAKER'S NAME: Adam Hendricks

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

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✓

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

Online

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: Tiffany Davis

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **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**

Online

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

SPEAKER'S NAME: Dan Frey

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak Online

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: Greg Michaels

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ 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:

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I give my 3 minutes to: _____

BOARD RULES

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Individual Speaker Limits:

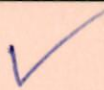
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Riverside County Board of Supervisors Request to Speak

Online

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SPEAKER'S NAME: Mary Zullo

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

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

Online

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SPEAKER'S NAME: Steven Johnson

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

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_____ **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

Online

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SPEAKER'S NAME: Chris Robinson

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

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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Submitted on November 5, 2023

First Name

Woody

Last Name

Henderson

Address (Street, City and Zip)

PO Box 869

Phone

3103571070

Email

captainwoody@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

21-2. The 927.2 draft.

State your position below

Support

Comments

We hope that 927.2 will pass without delay. It is not perfect but we are interested in securing the protections it provides before losing any of them. Please keep Cap, Density and owner limitation to 2 certs.

If changes are going to be made, please consider:

- 10% Cap and 300' Density limit that Idyllwild voted for.
- Only when under the cap, a lottery priority for commercial zoned properties.
- Insurance requirement that covers STRenting.
- Inside inspections.
- Ban on future certifications of non-county roads.

Woody Henderson
President, Fire Safe Council
PCPOA
Liaison for the solution groups

Hello,

I just filled out the form to speak on Tuesday.

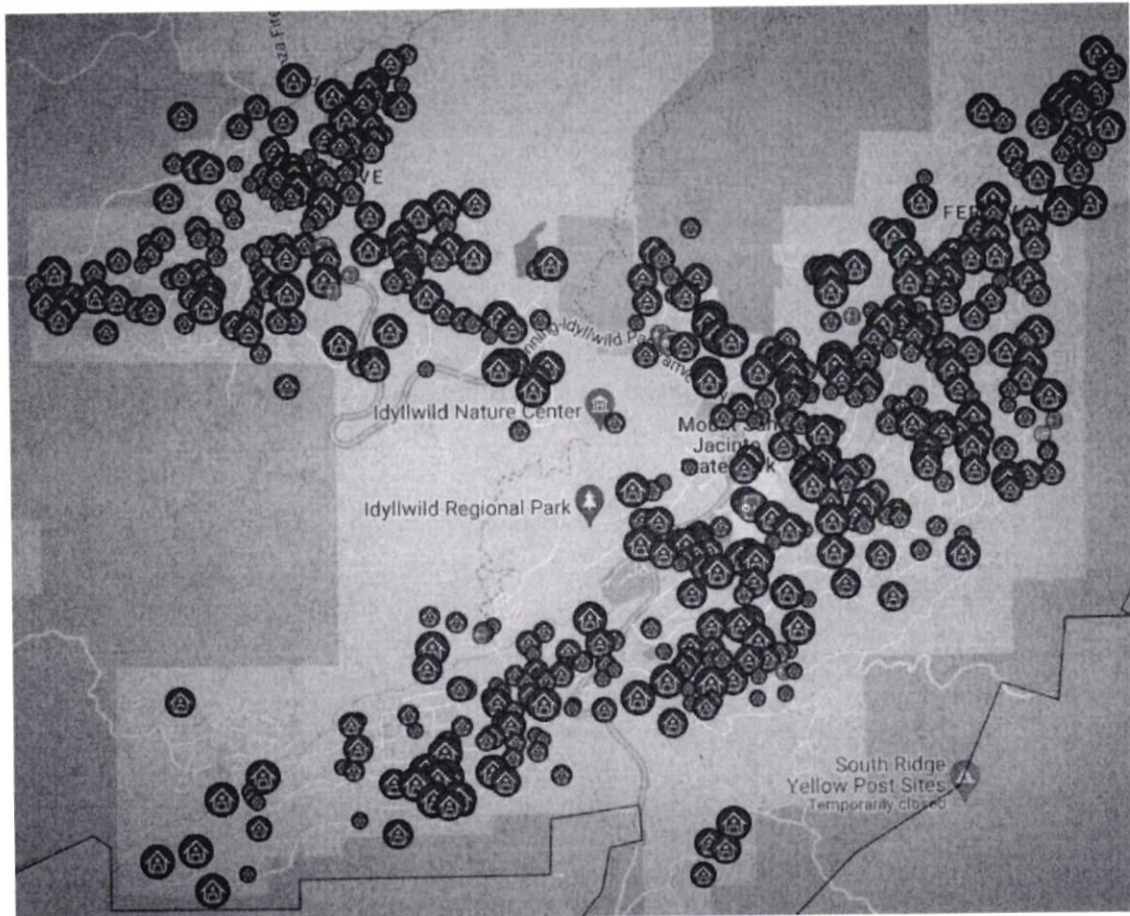
I thought I attached two images to be shown when I speak.

As it was processing I think I read that I only get one attachment? If that is the case, I would like my attachment to be the following image.

Thank you either way :)

Woody Henderson

Item 21-2



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Submitted on November 4, 2023

Submitted values are:

First Name

Chuck

Last Name

Meece

Address (Street, City and Zip)

26080 Crestview Drive, 92549

Phone

760-777-0331

Email

rootkozhealth@yahoo.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

STR Ordinance 927.2

State your position below

Support

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20231031**. 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 November 5, 2023

Submitted values are:

First Name

John

Last Name

Jacobs

Address (Street, City and Zip)

54070 Pine Crest Ave. Idyllwild, CA 92549

Phone

9516594090

Email

apogeemail1@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Ordinance 927.2

State your position below

Oppose

Comments

I wish to make comments to the Supervisors regarding 927.2

Lopez, Daniel

From: Aquia Mail
Sent: Saturday, November 4, 2023 2:17 PM
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 20231031**. 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 November 4, 2023

Submitted values are:

First Name

claude

Last Name

kilgore

Address (Street, City and Zip)

27190 meadowlark rd

Phone

31099981251

Agenda Date

11/07/2023

Agenda Item # or Public Comment

21.2

Comments

i will speak in opposition to specific items as previsouly emailed on wed 11/01. i will plan to attend in person with a slide presentation; however, if something comes up i wanted to ensure i could dialin as well. i will let you know if i arrive in person on tuesday

Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 6, 2023 10:01 AM
To: montanezve@hotmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



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Submitted on November 6, 2023

Submitted values are:

First Name

Ernest

Last Name

Montanez

Address (Street, City and Zip)

39533 Calle Anita Temecula

Phone

6266444725

Email

montanezve@hotmail.com

Agenda Date

11/08/2023

Agenda Item # or Public Comment

972.2

State your position below

Oppose

Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 6, 2023 10:08 AM
To: gerardom@icloud.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 20231031**. 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 November 6, 2023

Submitted values are:

First Name

Gerardo

Last Name

Morales

Address (Street, City and Zip)

23440 Banning Idyllwild Rd. Pine Cove 92549

Phone

5626442900

Email

gerardom@icloud.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

927.2

State your position below

Oppose

Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 6, 2023 10:13 AM
To: erin@experienceidyllwild.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 20231031**. 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 November 6, 2023

Submitted values are:

First Name

Erin

Last Name

Fussner

Phone

760-578-6153

Email

erin@experienceidyllwild.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Ordinance 927.2

State your position below

Oppose

Comments

I oppose the proposed two-permit limit in Ordinance 927.7.

Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 6, 2023 10:15 AM
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 20231031**. 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 November 6, 2023

Submitted values are:

First Name

Michael

Last Name

Pacey

Phone

541-259-9924

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Ordinance 927.2

State your position below

Oppose

Comments

Opposition to the proposed two-permit limit in 927.2

Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 6, 2023 10:17 AM
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 20231031.** 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 November 6, 2023

Submitted values are:

First Name

Kelly

Last Name

Halbeisen

Phone

760-275-4426

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Ordinance 927.2

State your position below

Oppose

Comments

We oppose the two-permit limit language in ordinance 927.2

Smith, Breanna

From: Aquia Mail
Sent: Thursday, November 2, 2023 9:42 PM
To: stevej@duplitech.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 20231031**. 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 November 2, 2023

Submitted values are:

First Name

Steven

Last Name

Johnson

Address (Street, City and Zip)

35251 Calle campo, 92592

Phone

3105946589

Email

stevej@duplitech.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

21.2.

State your position below

Oppose

Comments

Oppose 972,2 as written. virtual speak request

Smith, Breanna

From: Aquia Mail
Sent: Thursday, November 2, 2023 7:48 PM
To: daricadiers@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 20231031**. 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 November 2, 2023

Submitted values are:

First Name

Darica

Last Name

Diers

Address (Street, City and Zip)

Po Box 1276

Phone

+18585040990

Email

daricadiers@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

927.2

Comments

Questions concerning 927.2

Smith, Breanna

From: Aquia Mail
Sent: Thursday, November 2, 2023 5:32 PM
To: ann.casey@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 20231031**. 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 November 2, 2023

Submitted values are:

First Name

Ann

Last Name

Casey

Address (Street, City and Zip)

9732 156th St SE, snohomish, wa 98296

Phone

4253688855

Email

ann.casey@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Ordinance No.927

State your position below

Oppose

Comments

Recent changes have required up to spend money updating our Airbnb to meet new requirements. We have linked smoke detectors and monitored noiseaware decibel meters and reduced our occupancy to comply . We are responsible short term rental operators and feel that we are constantly in jeopardy of losing the opportunity to operate because of irresponsible hosts and increasingly restrictive policies each year.

Smith, Breanna

From: Aquia Mail
Sent: Friday, November 3, 2023 10:12 AM
To: kristyfrazier2468@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 20231031**. 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 November 3, 2023

Submitted values are:

First Name

Kristy

Last Name

Frazier

Address (Street, City and Zip)

26748 Mc Mahon Road, Idyllwild, CA

Phone

951-392-0537

Email

kristyfrazier2468@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Agenda #16

State your position below

Oppose

Comments

Short Term Rentals should not be allowed in Residential areas. They are a profit making business and so should only be allowed in Commercial Zones. The county wants a cap of 500, with a density of 150 feet. Concerned residents want a cap of 350 with a density of 300 feet. A fair compromise is a cap of 400 and a density limit of 200.

Smith, Breanna

From: Aquia Mail
Sent: Friday, November 3, 2023 10:43 AM
To: lannyswerdlown@yahoo.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 20231031**. 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 November 3, 2023

Submitted values are:

First Name

Lanny

Last Name

Swerdlow

Address (Street, City and Zip)

PO Box 918, Cabazon CA 92282

Phone

951-849-2040

Email

lannyswerdlown@yahoo.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

21.2

State your position below

Oppose

Comments

Need to differentiate between short term rental operators that live in the house and just rent out a single room for a guest and those who do not live in the house and rent out the entire house.

Smith, Breanna

From: Shane Sands <shane@zephyrmountaingrove.com>
Sent: Friday, November 3, 2023 1:27 PM
To: Clerk of the Board
Subject: CHANGE OF ZONE NO. 2100000 - Ordinance NO. 927.2

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.

To Whom it may concern,

I am writing on behalf of the new ordinances being discussed at the County Board of Supervisors meeting. I am requesting that the Board of Supervisors take up the issue of private-land camping after the STR conversations conclude and allow for a conversation and include private landowners who offer short term rentals. The statements of concerns and findings do not seem logical or supported through statistics, Section 1.B states, Short term rentals have been a staple in the unincorporated county expanding the number of lodging and significantly supports the growth in the county in regards to small businesses and small homestead or farm properties. I agree with this. However the statements that Short term rental endanger the health and safety of residence and guests does not seem like a supported statement through statistics. Making an ordinance for the entire county based on two locations seems un equitable to other areas unaffected by these concerns. Stating that short term rentals increase large scale events and encourage excessive noise or disorderly conduct, traffic congestions, illegal parking and refuse, needs to be vetted against positive statistics. Small and short term hosts would not want to disrupt the community because it would detract from their business. I feel like this is creating a policy based on isolated situations. It would be beneficial to work with short term rental companies and hosts to create a positive plan to move forward and still allow short term hosts to continue doing business. Thank you.

--

Shane Sands
760-617-5249

Lopez, Daniel

From: Aquia Mail
Sent: Tuesday, November 7, 2023 8:13 AM
To: gogrizz2@yahoo.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 20231031**. 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 November 7, 2023

Submitted values are:

First Name

Debra

Last Name

Nicholson

Address (Street, City and Zip)

29778 Via Puesta Del Sol

Phone

9515265715

Email

gogrizz2@yahoo.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

927.2

State your position below

Support

Lopez, Daniel

From: Aquia Mail
Sent: Tuesday, November 7, 2023 6:02 AM
To: claude.kilgore@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 20231031**. 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 November 7, 2023

Submitted values are:

First Name

Claude

Last Name

Kilgore

Address (Street, City and Zip)

27190 Meadowlark Rd

Phone

[310.999.8125](tel:310.999.8125)

Email

claude.kilgore@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

21.2

Comments

i will be in person. attached is my presentation i will provide in my 3 minute public comment. thank you

Is Creating Tier 1 and Tier 2 Citizens The Best Option?

Nov 07, 2023

Claude T. Kilgore

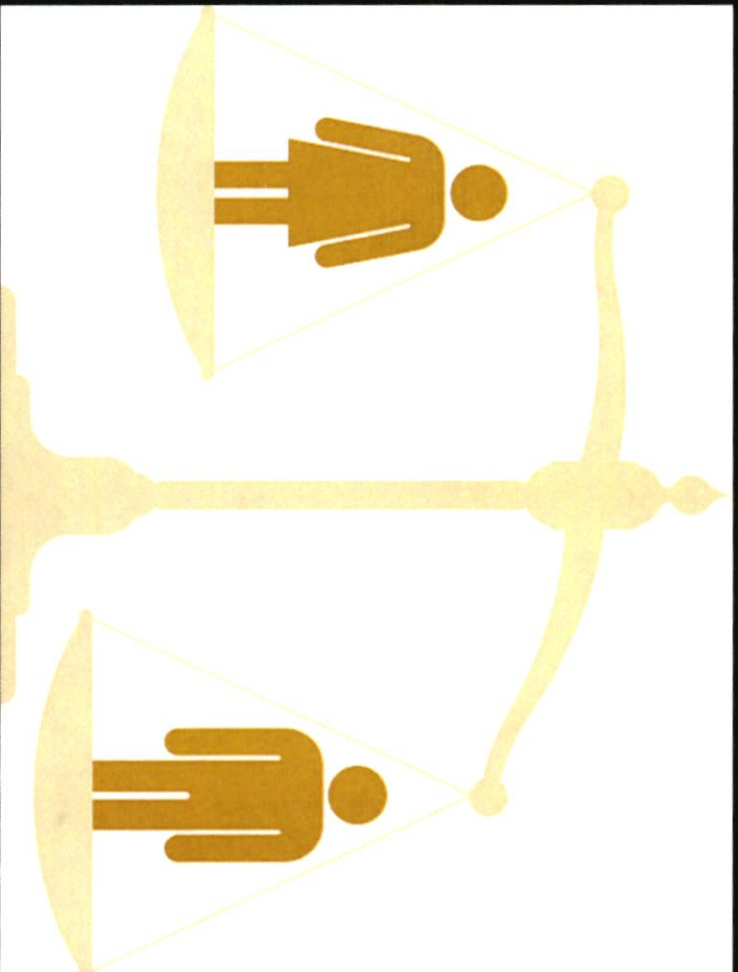
Canary in the Coal Mine

“Early
warning
of
failure”



Section 11

Tier 1



Tier 2

Ord 927.2, Section 11

“Tier 1 properties shall have the opportunity to become Eligible Properties before Tier 2 properties.”

“The selection of Tier 1 Eligible Properties shall not be subject to the Short Term Rental Cap for Wine Country and Idyllwild, as applicable.”

“Tier 2 properties shall only be selected as Eligible Properties once the selection process for Tier 1 properties is complete...”

Equal Protection Clause, 14th Amendment

“... **no State shall** make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive any person of life, liberty, or property, without due process of law; nor **deny to any person within its jurisdiction the equal protection of the laws**”

Right Intent, Wrong Result

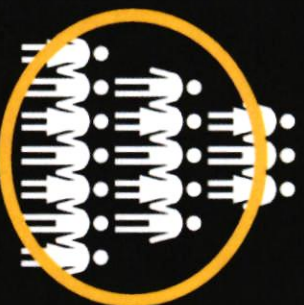


Inequality in Action

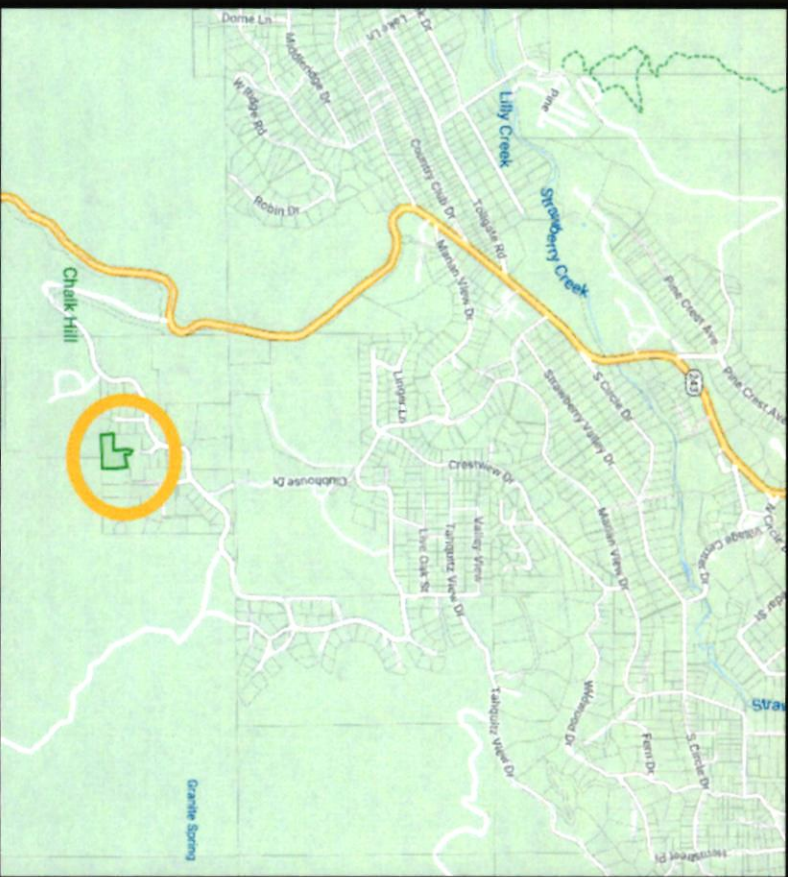
Tier 1



Tier 2



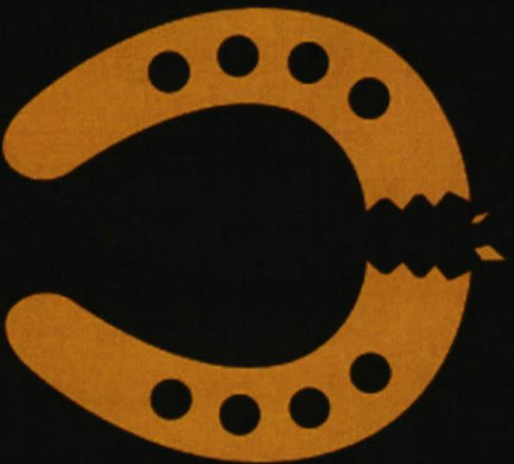
An Example



An Example



An Example

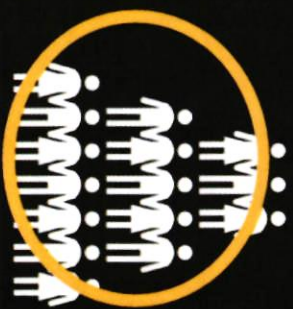


An Example

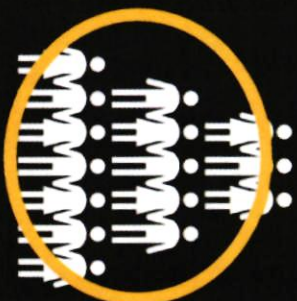


Simple Solution: Tier 1 - All or None

Tier 1



Tier 2

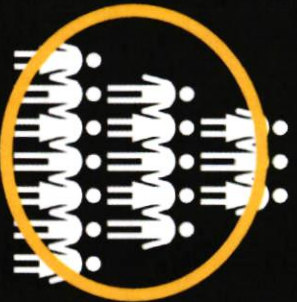


Tier 1 - All or None

Tier 1



Tier 2



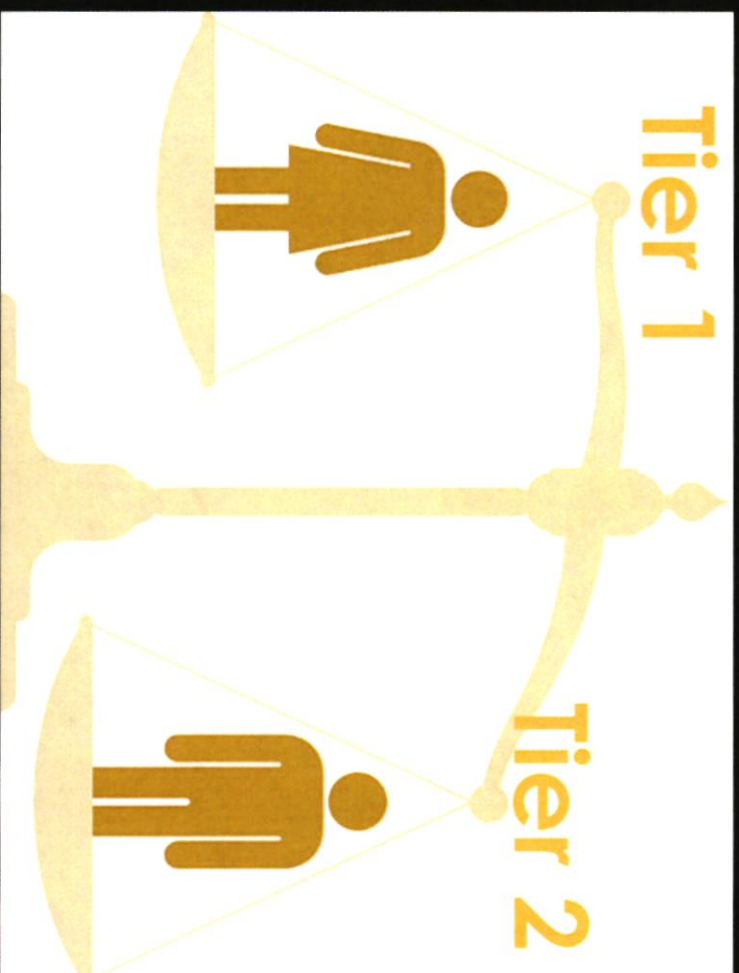
Tier 1 - All or none

Grandfather-In Tier 1



Keep Them Out of New Law

Unequal Protection



**Unfair &
Unconst
itutional**



County Staff Recognition

- District 1 – Damian Fussel, Lynn Anderson, Jeff Greene
- District 2 – Phil Paule
- District 3 – Melissa Morfin Acevedo
- District 4 – Darin Schemmer
- District 5 – No response
- TLMA – Katrina Cline, John Hildebrand
- County Counsel – Mihn Tran; (Sarah Moore - no response)

County Staff Recognition



Other suggestions

Limit Number of Successive Renewals

Cap in Place = No Reason for Density

Lottery Should be Weighted for Failed Attempts (helps reward those there first)

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Submitted on November 7, 2023

First Name

Tiffany

Last Name

Davis

Address (Street, City and Zip)

38225 Camino Sierra Road, Temecula 92592

Phone

5624206800

Email

td@kre8tivec.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

927.2

State your position below

Oppose

Comments

I am a vacation rental manager at this location, and we have had several issues of trespassing and vandalism on the property (address noted above). Our water, hot water heaters, cystine tank/reservoir, windows, and propane tanks have been tampered with. We feel harassed by calls to code enforcement dozens of times, where our NoiseAware monitors and exterior cameras were not registering over 30 decibels. We've had calls and texts from neighbors complaining about children playing in the pool or a group of adults gathering at the outdoor dining table to enjoy a meal with normal conversation. False reports have been made about the number of guests and the car count on a few occasions as well. I feel we are being antagonized and bullied to shut down the vacation rental by these tactics, and it has not only hurt our bookings due to bad reviews from guests about rude neighbors and harassment, but it creates tension for me managing here, which has impacted my income as well as the homeowners.

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 20231031**. 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 November 7, 2023

Submitted values are:

First Name

Dan

Last Name

Frey

Address (Street, City and Zip)

2903 W NEW HAVEN AVE, UNIT 505

Phone

4803907010

Email

frederickdfrey@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

927.2

State your position below

Oppose

Attachments (Must be .pdf, .doc, or .docx)

dan-frey-presentation.pdf

<https://www.newportbeachca.gov/government/departments/finance/revenue-division/short-term-lodging-rentals/transfer-a-permit>

CITY OF NEWPORT BEACH PERMITS STR PERMIT TRANSFERS

From newportbeach.ca.gov:

Transfer a Permit

A short term lodging permit maybe transferred between two parties in several different situations listed below. To transfer a short term lodging permit, the permit must be active and compliant.

PERMITS ARE NOT AUTOMATICALLY TRANSFERRED TO THE PURCHASER AT THE SALE OF A PROPERTY.

Permits may be transferred to the following:

A Trust Transfer within 365 days of title transfer

A Business Entity Transfer within 365 days of title transfer

A Family Member Transfer within 365 days of title transfer

Purchaser of Property Transfer within 60 days of title transfer

SOLUTION: ADDRESS THE ACTUAL COMPLAINT – NOISE

1. Wine country properties have ample space for off-street parking.
2. Wine country properties have ample square footage and bedroom counts
3. Wine country properties have ample space between neighboring properties

Solution: VOTE NO on 927.2

Do this in lieu of 927.2:

***Mandate Noise
Monitoring
Devices***

Article for Reference:

Listening devices report Airbnb guests for excessive noise and uninvited guests



By

Thomas Bywater 8 Jan, 2023 02:40 PM

“Not only will the automated party pooper it send messages telling occupants to “keep it down” but it will track the number of visitors in a property - letting hosts know if a house party is in progress or more guests turn up than bargained for. A feature is being developed to allow hosts to count the number of mobile devices at a property.”

<https://www.nzherald.co.nz/travel/listening-devices-report-airbnb-guests-for-excessive-noise-and-uninvited-guests/JQ2QB7KBBBBW7EFAMVK3SWAZIM/>

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 20231031**. 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 November 6, 2023

First Name

Mary

Last Name

Zullo

Address (Street, City and Zip)

33863 Madrigal Ct Temecula Ca 92592

Phone

6199875291

Email

maryzullo1@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

STRs Regulations

State your position below

Oppose

Comments

I am a short term rental owner and have been for years , I have never had one complaint and love my neighbors.

I am opposed to a lot of the stringent rules and regulations that are being forced upon us, most of us play by the rules , but to have the fines be imposed on the owner and not the guests is not fair, we all do our best to screen guests the best we can but can't always control the guests actions , although we try. Also the 3 strikes and you lose your permit for the life of the property is a bit of an over reach I can see 3 strikes in a year

And you lose your permit for the year.

The occupancy should also be reconsidered since most homes that are able to be a STRs are a million dollar plus homes in wine country , most STRs will close down due to not being able to survive . We all employ managers , housekeeper s, gardeners, pool maintaince providers and we have all put into place all the safety measures and get contracts signed , obtain IDs of guests and have outside cameras.

I ask you to please reconsider the rules being placed upon us and hope you will be fair to all involved .

Thank you

Mary Zullo /619-987-5291

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 20231031**. 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 November 6, 2023

Submitted values are:

First Name

Richard

Last Name

Reyes

Phone

6264945759

Email

RichardL.Reyes@gmail.com

Agenda Date

11/07/2023

Agenda Item # or Public Comment

Ordinance 927.2 Short Term Rentals

State your position below

Neutral

Comments

I would like to comment on the criteria for the proposed lottery system for allowing new short term rental certificates. Specifically, giving owners who previously held a certificate and are in good standing the opportunity to bypass the lottery system. Especially those that might have been in put in an unfair situation, like myself, during the renewal period in Q4 of 2022. Email Evidence attached to support my comments tomorrow.

Attachments (Must be .pdf, .doc, or .docx)

emailevidence.pdf

Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 6, 2023 6:54 PM
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 20231031**. 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 November 6, 2023

Submitted values are:

First Name

Chris

Last Name

Robinson

Phone

9189920772

Agenda Date

11/07/2023

Agenda Item # or Public Comment

21.2

State your position below

Oppose

Comments

I oppose the proposed occupancy restrictions in the Wine Country Policy Areas and the lack of clear exemption from a possible Certificate lottery for current certificate holders

1 congestion, illegal vehicle parking, and accumulation of refuse.

2 d. This ordinance is necessary to ensure neighborhood compatibility and reduce
3 conflicts within the surrounding residential neighborhood, to facilitate economic
4 growth within the County, and to protect the health, safety, and general welfare of
5 the County's residents.

6 e. Based on the Court's holding in *Protect Our Neighborhoods v. City of Palm Springs*
7 (2022) 73 Cal.App.5th 667, the Board of Supervisor's legislatively finds that Short
8 Term Rentals are ancillary or secondary uses to a residential dwelling when they are
9 operated in compliance with this ordinance. This ordinance is necessary to ensure
10 that the incidental short term rental use of residential property remains an ancillary
11 and secondary use of residential property in the County, is consistent with the
12 provisions of the County's Land Use Ordinance (Riverside County Ordinance No.
13 348), protects the long-term residential housing stock, and thereby preserves the
14 residential character of the neighborhoods, as identified in the County's zoning
15 ordinance and Comprehensive General Plan.

16 f. The concentration and density of Short Term Rentals in Idyllwild and Wine Country
17 far surpasses that of any other area in the unincorporated area of the County.

18 g. The over-concentration and density of Short Term Rentals in Idyllwild and Wine
19 Country reduces the long-term or permanent housing stock and contributes to
20 increased housing costs for both renters and buyers and has additional adverse
21 impacts on residential character, neighborhood stability, public safety, and quality of
22 life.

23 h. Idyllwild neighbors national forest and wilderness areas. This remote, rural retreat
24 has developed as a mountain resort with single family homes, a variety of lodging,
25 camping, and recreational opportunities. However, the infrastructure in this area
26 remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking.
27 Also, the area is prone to devastating fires and much of this area is designated as a
28 very high fire severity zone. Additionally, mudslides from rainstorms have

1 significant impact on burn areas, which impacts access to the community. Short
2 Term Rentals in these locations without proper regulation to address evacuations and
3 fire safety may jeopardize the safety of guests and the community.

- 4 i. Wine Country encompasses very important agricultural lands in the County. It is
5 subject to the policies, as adopted by the Board of Supervisors, within the Temecula
6 Valley Wine Country Community Plan and the zone classifications and regulations
7 that are unique only to that area. Three districts have been established for this policy
8 area – Winery, Equestrian and Residential – to ensure long-term viability of the wine
9 industry while protecting the community’s equestrian rural lifestyle. The overarching
10 policies for this region promote a strong identity for the Temecula Valley Wine
11 Country. Additional policies within each district provide for complimentary uses
12 distinct to the delineated areas. These policies protect against the location of activities
13 that are incompatible with existing residential and equestrian uses, which could lead
14 to land use conflicts in the future. One of the policies of the Temecula Valley Wine
15 Country Policy Area is Southwest Area Plan Policy (SWAP) 1.2, which states
16 “Maintain distinct characters of the Winery, Equestrian, and Residential Districts
17 through implementing zones to promote harmonious coexistence of these uses.” This
18 policy area also identifies “The purpose of the Residential District is to encourage
19 permanent estate lot residential stock in this region to balance the tourism related
20 activities.” The Temecula Valley Wine Country Policy Area is distinct in that it is
21 the only area of the County that, with approval of a discretionary land use permit,
22 allows small-scale Cottage Inns, which are defined as a dwelling unit with five (5)
23 or fewer guest rooms providing lodging and breakfast for temporary overnight
24 occupants in return for compensation and is solely owned and operated by the
25 property owner, while encouraging agricultural operations, equestrian activities, and
26 vineyard planting. Such uses reflect the unique character of this policy area. Short
27 Term Rentals, as currently defined, are not required to follow these polices, thereby,
28

1 creating activities that are incompatible within the framework established by the
2 Temecula Valley Wine Country Community Plan.

- 3 j. This ordinance is intended to minimize the negative impacts of Short Term Rentals
4 on residential neighborhoods in the unincorporated area of Riverside County,
5 particularly, in Wine Country and Idyllwild, by imposing further regulations on Short
6 Term Rentals in those areas, including, but not limited to, classification limits, caps,
7 and densities.

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

14 Section 3. AUTHORITY. In accordance with the California Constitution, Article XI, Section
15 7, a county may make and enforce within its limits all local, police, sanitary, and other ordinances and
16 regulations not in conflict with general laws.

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

- 20 a. Applicant. Owner or Owner’s Authorized Representative.
21 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
22 purposes and is legally permitted as a bedroom or loft.
23 c. Booking Transaction. Any reservation or payment service provided by a person or
24 entity who facilitates a Short Term Rental transaction between a prospective Guest
25 and a Short Term Rental Owner, Owner’s Authorized Representative, Operator, or
26 Local Contact Person.
27 d. County. The County of Riverside.
28 e. Eligible Properties. Property that is located within an area of the County that is

1 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
2 Certificate.

3 f. Good Neighbor Brochure. A brochure and related materials, available from the
4 County, to be given to Guests, which includes a summary of the County's regulations
5 relating to Short Term Rentals.

6 g. Guest. The overnight occupants renting the Short Term Rental for a specified period
7 and the visitors of those overnight occupants.

8 h. Hosted Stay. A Short Term Rental which is occupied by the Owner for the duration
9 of the rental to a Responsible Guest(s).

10 i. Hosting Platform. A person or entity that participates in the Short Term Rental
11 business by collecting or receiving a fee or other compensation, directly or indirectly
12 through an agent or intermediary, when conducting a Booking Transaction for a
13 Short Term Rental using any medium of facilitation, including, but not limited to,
14 the Internet.

15 j. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and
16 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as
17 may be amended.

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

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

28 m. Notice of Violation. A notice issued for violation of this ordinance in accordance

1 with the provisions of this ordinance and procedures in Riverside County Ordinance
2 No. 725.

3 n. Operator. The Owner or the Owner's Authorized Representative who offers or
4 provides the Short Term Rental.

5 o. Owner. The person or Owner Entity that holds legal or equitable title to the Short
6 Term Rental property.

7 p. Owner's Authorized Representative. The individual(s) identified in writing by the
8 Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner
9 may delegate certain duties of the Owner's Authorized Representative to more than
10 one party.

11 q. Owner Entity. An Owner that is a corporation, limited liability company, trust, or
12 entity other than a natural person.

13 r. Responsible Guest. A Guest of the Short Term Rental who entered into a Booking
14 Transaction to rent the Short Term Rental and is legally responsible for ensuring that
15 all Guests of the Short Term Rental comply with all applicable laws, rules, and
16 regulations pertaining to the use and occupancy of the Short Term Rental.

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

20 t. Responsible Persons. The persons responsible for compliance with the provisions of
21 this ordinance, include the following:

22 1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of
23 age;

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

25 3. Owner(s) of the Short Term Rental;

26 4. Owner's Authorized Representative(s) of the Short Term Rental; or,

27 5. Operator(s) of the Short Term Rental.

28 u. Short Term Rental. A legal privately owned residential dwelling, including, but not

1 limited to, a one family detached dwelling or multiple family attached dwelling,
2 apartment house, condominium, cooperative apartment, duplex, mobile home on
3 permanent foundations, manufactured home on permanent foundations, or any
4 portion of such dwellings, including the property or yard appurtenant thereto, which
5 is rented for occupancy for dwelling, lodging, or sleeping purposes for any period
6 less than thirty (30) consecutive calendar days total but not less than two (2)
7 consecutive days and one (1) night. Portions of calendar days are counted as full
8 days. A Short Term Rental may include any accessory dwelling unit (ADU), junior
9 ADU, second unit, guest quarter, or ranchet unit not otherwise prohibited by state
10 law. A Short Term Rental shall exclude all properties which have been subdivided
11 pursuant to California Government Code sections 65852.21 or 66411.7 (also known
12 as “Senate Bill 9” or “SB 9”) or units or dwellings subject to conditions of approval,
13 legal deed restrictions, or other legal requirements prohibiting this type of rental or
14 occupancy.

- 15 v. Short Term Rental Cap. The maximum number of Short Term Rentals allowed by
16 the County in a defined area.
- 17 w. Short Term Rental Certificate. A certificate that allows the use of a privately owned
18 residential dwelling as a Short Term Rental pursuant to this ordinance.
- 19 x. Short Term Rental Class I. A Short Term Rental located in Wine Country that allows
20 a maximum number of ten (10) occupants at any one time.
- 21 y. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
22 more than 10 occupants and up to a maximum of 20 occupants at any one time.
- 23 z. Short Term Rental Program Manager. The certified manager who is retained by the
24 County and is responsible for assisting with administering the County’s Short Term
25 Rental program.
- 26 aa. Verified Notice of Violation. A Notice of Violation issued for violation of any
27 provision of this ordinance and is either not timely appealed by the recipient or is
28 appealed and upheld in favor of the County.

- 1 bb. Wine Country. The Temecula Valley Wine Country Policy Area, as designated in the
2 Riverside County Comprehensive General Plan, as may be amended.
- 3 cc. Wine Country – Winery District. The Wine Country – Winery District, as designated
4 in the Temecula Valley Wine Country Policy Area of the Riverside County
5 Comprehensive General Plan, as may be amended.
- 6 dd. Wine Country – Equestrian District. The Wine Country – Equestrian District, as
7 designated in the Temecula Valley Wine Country Policy Area of the Riverside
8 County Comprehensive General Plan, as may be amended.
- 9 ee. Wine Country – Residential District. The Wine Country – Residential District, as
10 designated in the Temecula Valley Wine Country Policy Area of the Riverside
11 County Comprehensive General Plan, as may be amended.

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

1
2 Section 6. SHORT TERM RENTAL CERTIFICATE.

3 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant to this
4 ordinance from the Planning Department before renting or advertising for rent any
5 Short Term Rental.

6 b. It is unlawful for any person to advertise, maintain, operate, or use a Short Term
7 Rental in the unincorporated area of Riverside County without a Short Term Rental
8 Certificate, or in violation of the terms and conditions of the Certificate. Short Term
9 Rental Certificates shall be renewed annually, and separate Short Term Rental
10 Certificates are required for each Short Term Rental.

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

14 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND
15 APPLICATION.

16 a. Initial Application. A Responsible Operator shall submit to the Planning Department
17 or its designee a Short Term Rental Certificate initial application provided by the
18 County and initial registration fee, in accordance with Riverside County Ordinance
19 No. 671. The Planning Department or its designee may approve an initial application
20 for a Short Term Rental Certificate only if all of the following requirements are met:

- 21 1. The Applicant submits a completed application with all required information
22 pursuant to this Section;
- 23 2. For Short Term Rental properties in Wine Country, the additional
24 requirements for initial applications, as described in Section 9 and Section
25 11, are met;
- 26 3. For Short Term Rental properties in Idyllwild, the additional requirements
27 for initial applications, as described in Section 10 and Section 11, are met;
- 28 4. The name, address, and telephone number of all Owner(s) and Responsible

1 Operator(s) of the Short Term Rental property;

2 5. Executed indemnification and hold harmless agreement by all Owner(s) and
3 Responsible Operator(s) on a form approved by the Office of County
4 Counsel;

5 6. The application submitted is complete and includes written authorization
6 from Owner or Owner's Authorized Representative granting permission to
7 obtain a Short Term Rental Certificate for the property;

8 7. The initial registration fee is paid, in full in accordance with Riverside County
9 Ordinance No. 671;

10 8. The Short Term Rental property has no active or pending Code Enforcement
11 actions;

12 9. The Applicant declares the Short Term Rental is legally permitted and any
13 other buildings, structures, grading, or other improvements to the property
14 are legally permitted;

15 10. The Applicant declares Short Term Rental meets the requirements of a Short
16 Term Rental, pursuant to Section 4 of this ordinance;

17 11. The Applicant declares Short Term Rental meets the applicability
18 requirements, pursuant to Section 5 of this ordinance;

19 12. The Applicant declares the Short Term Rental property is in compliance with
20 all applicable health and safety laws, codes, or regulations, including, but not
21 limited to, building, safety, fire, and health;

22 13. The County determines the maximum number of occupants for the Short
23 Term Rental;

24 14. The Applicant identifies all Responsible Operators for the Short Term Rental;

25 15. The Applicant agrees to comply with all requirements of this ordinance;

26 16. The Applicant and all Responsible Operator(s) complete a self-certification
27 test provided by the County related to understanding and agreeing to
28 compliance with the provisions of this ordinance;

1 17. Within 30 days of the County's receipt of an initial application, the County
2 is authorized to verify the Short Term Rental has the required sign, adequate
3 on-site parking, and working Noise Monitor system, pursuant to Sections 8
4 and 11 of this ordinance. A Responsible Operator shall be available at the
5 intended Short Term Rental property within sixty (60) minutes of the
6 County's request for an exterior inspection to verify the requirements have
7 been met;

8 18. Any Responsible Operator(s) has not received three (3) Verified Notices of
9 Violation within a twelve (12) month period for the Short Term Rental
10 resulting in the issuance of one or more administrative citations;

11 19. Any Responsible Operator(s) has not received seven (7) Verified Notices of
12 Violation total for the Short Term Rental resulting in the issuance of one or
13 more administrative citations; and,

14 20. The Owner has not had the Short Term Rental Certificate permanently
15 revoked, pursuant to Section 11 of this ordinance.

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

17 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual
18 basis based on the anniversary of the original Short Term Rental Certificate issuance
19 by submitting to the Planning Department or its designee a request for renewal and
20 a renewal fee, in accordance with Riverside County Ordinance No. 671. The
21 Planning Department or its designee may approve a renewal of a Short Term Rental
22 Certificate only if all of the following requirements are met:

23 1. The Applicant submits a completed application with all required information
24 pursuant to this Section;

25 2. The Applicant meets all requirements for the initial application, as described
26 in Subsection a of this Section;

27 3. For Short Term Rental properties in Wine Country, the additional
28 requirements for renewals, as described in Section 9 and Section 11, are met;

- 1 4. For Short Term Rental properties in Idyllwild, the additional requirements
2 for renewals, as described in Section 10 and Section 11, are met;
- 3 5. The renewal fee is paid in full, in accordance with Riverside County
4 Ordinance No. 671;
- 5 6. The Applicant provides information concerning any changes to the initial
6 application or prior renewal for the Short Term Rental Certificate;
- 7 7. The Applicant declares the Short Term Rental property is in compliance with
8 all provisions of this ordinance and all other applicable laws;
- 9 8. The Applicant and all Responsible Operator(s) complete a self-certification
10 test provided by the County on the requirements and compliance with the
11 provisions of this ordinance. Completion of the self-certification test is
12 required with each renewal of the Short Term Rental Certificate;
- 13 9. For Short Term Rental properties that have been the subject of a Notice of
14 Violation within the past twelve (12) months, within 30 days of the County's
15 receipt of the renewal fee, the County is authorized to verify the Short Term
16 Rental has the required sign, adequate on-site parking, and working Noise
17 Monitor system, pursuant to Sections 8 and 11 of this ordinance. A
18 Responsible Operator shall be available at the intended Short Term Rental
19 property within sixty (60) minutes of the County's request for an exterior
20 inspection to verify the requirements have been met;
- 21 10. Any Responsible Operator(s) has not received three (3) Verified Notices of
22 Violation within a twelve (12) month period for the Short Term Rental
23 resulting in the issuance of one or more administrative citations;
- 24 11. Any Responsible Operator(s) has not received seven (7) Verified Notices of
25 Violation total for the Short Term Rental resulting in the issuance of one or
26 more administrative citations; and,
- 27 12. The Short Term Rental Certificate has not been permanently revoked,
28 pursuant to Section 11 of this ordinance.

- 1 d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals
2 are not subject to lottery selection, as described in Section 11 of this ordinance.
- 3 e. Denial of a Short Term Rental Certificate is appealable to an administrative hearing
4 officer in accordance with the administrative hearing procedures in Section 10 of
5 Riverside County Ordinance No. 725.
- 6 f. In the event that a Short Term Rental Certificate has been expired for 90 days or
7 more, a new initial application and initial registration fee, in accordance with
8 Riverside County Ordinance No. 671 is required.
- 9 g. Short Term Rental Certificates do not run with the land. A Short Term Rental
10 Certificate shall expire automatically when the owner or responsible party for the
11 Short Term Rental or Short Term Rental property changes, and a new initial
12 application and initial registration fee, in accordance with Riverside County
13 Ordinance No. 671, will be required.
- 14 h. The County may use the registration fees to cover any County costs for administering
15 or enforcing this ordinance, including the County's Short Term Rental Program
16 Manager.
- 17 i. Any declaration made by the Applicant as part of the Short Term Rental Certificate
18 initial application or renewal process is subject to further review and/or investigation
19 for confirmation by the Planning Department or its designee. The Applicant may also
20 be required to submit records demonstrating compliance with this Section, upon
21 request by the Planning Department or its designee. Any material misstatement or
22 omission in a Short Term Rental Certificate initial application or renewal is grounds
23 for denial or revocation of a Short Term Rental Certificate.

24 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

- 25 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
26 conceal, maintain, or advertise any Short Term Rental activity that does not comply
27 with the provisions of this ordinance.
- 28 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a

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

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

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

9 e. Responsible Guests of a Short Term Rental in all areas of the County, except Wine
10 Country, must be at least twenty-one (21) years of age.

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

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

24 h. Occupancy.

25 1. The occupancy of a Short Term Rental is limited to 200 square feet per
26 person, up to a maximum number of occupants that is determined by the size
27 of the property, as follows:

28 i. For properties of one half (½) acre or less in size, the maximum

1 number of occupants shall not exceed ten (10) persons;

2 ii. For properties of more than one half (½) acre and up to two (2) gross
3 acres in size, the maximum number of occupants shall not exceed
4 sixteen (16) persons;

5 iii. For properties of over two (2) gross acres in size, the maximum
6 number of occupants shall not exceed twenty (20) persons.

7 2. Responsible Operators of Short Term Rentals exceeding an occupancy of ten
8 (10) persons shall comply with the pre-approved list of upgrades to the Short
9 Term Rental from the County Building Official, as approved by the County
10 Executive Office.

11 3. For Short Term Rental properties located in Wine Country, the occupancy
12 limits described in this Subsection are further limited by the Short Term
13 Rental Classification requirements, as described in Section 9 of this
14 ordinance.

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

21 1. Responsible Operators, Responsible Guests, and other occupants of the Short
22 Term Rental shall each comply with the noise requirements of Riverside
23 County Ordinance No. 847, including quiet hours between the hours of 10
24 PM and 7 AM, and Riverside County Ordinance No. 924, related to loud or
25 unruly parties, gatherings, or other similar events. Outdoor amplified sound,
26 generally defined as any sound that is increased by any amplified equipment
27 or sound that is electronically enhanced, must comply with the provisions of
28 Riverside County Ordinance No. 847. The Responsible Operator shall use

1 reasonably prudent business practices to ensure that the Guests or other
2 occupants of the Short Term Rental comply with Riverside County Ordinance
3 Nos. 847 and 924.

4 2. A Responsible Operator shall install and maintain in continuous operation a
5 Noise Monitor on the exterior of the Short Term Rental to ensure compliance
6 with Riverside County Ordinance No. 847.

7 j. Responsible Operators, Responsible Guests, and other occupants of the Short Term
8 Rental shall each comply with Riverside County Ordinance No. 915 Regulating
9 Outdoor Lighting, including light trespass.

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

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

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

20 n. Snow Removal.

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

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

28 o. Each Short Term Rental shall have a Responsible Operator readily available to

1 handle any questions or complaints during all Short Term Rental activities. Any
2 change to the contact information for a Responsible Operator of a Short Term Rental
3 shall immediately be provided in writing to the Planning Department, to neighboring
4 properties within three hundred feet of the Short Term Rental, and on any postings
5 required by this ordinance.

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

11 q. The Responsible Operator shall identify or cause to be identified in any rental
12 agreements for the Short Term Rental and in any Short Term Rental advertisements
13 (including in any newspaper, magazine, brochure, hosting platform, or internet
14 website) the following general information and requirements of the Responsible
15 Guests and all occupants:

- 16 1. Current and valid Short Term Rental Certificate number;
- 17 2. Transient occupancy tax registration certificate number;
- 18 3. Number of onsite parking spaces provided and that no offsite parking is
19 permissible;
- 20 4. Maximum occupancy of the Short Term Rental;
- 21 5. Age requirement of Responsible Guests, in compliance with this ordinance;
- 22 6. The Short Term Rental shall not be used for a temporary event, as defined in
23 Riverside County Ordinance No. 348, unless a temporary event permit has
24 been obtained by the Responsible Operator;
- 25 7. Requirement to comply with Riverside County Ordinance No. 847, including
26 quiet hours between the hours of 10 PM and 7 AM;
- 27 8. Requirement to comply with Riverside County Ordinance No. 924, related to
28 loud or unruly parties, gatherings, or other similar events;

- 1 9. Requirement to comply with Riverside County Ordinance No. 915
- 2 Regulating Outdoor Lighting, including light trespass;
- 3 10. Requirement to comply with Riverside County Ordinance No. 878 related to
- 4 pets; and,
- 5 11. Notice that any activity at any Short Term Rental that constitutes a public
- 6 nuisance under applicable state or local law, or which otherwise constitutes a
- 7 hazard to the public health, safety, or general welfare is prohibited.

8 r. Short Term Rental activity is subject to, and the Responsible Operator(s) shall

9 comply with, or ensure the Hosting Platform(s) complies with, Riverside County

10 Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance and any

11 applicable assessments, including TBIDs and TMDs.

12 s. The Responsible Operator shall post or cause to be posted in a prominent location on

13 the interior of the Short Term Rental the following information, in accordance with

14 all applicable laws and the provisions of this ordinance:

- 15 1. Responsible Operator name and number;
- 16 2. Local Contact Person name and number;
- 17 3. The telephone number for the Sheriff's Department, Short Term Rental
- 18 Manager, and the Code Enforcement Department, including the 24-hour
- 19 Code Enforcement Department telephone number;
- 20 4. The website information for Rivco Ready, in the event of an emergency;
- 21 5. Evacuation plan for the Short Term Rental showing emergency fire
- 22 extinguisher locations, interior pedestrian exit routes, and exterior vehicular
- 23 exit routes;
- 24 6. The maximum number and precise location of onsite parking spaces;
- 25 7. A copy of the Short Term Rental Operational Requirements described in
- 26 Section 8 of this ordinance;
- 27 8. Trash pick-up day and applicable rules and regulations;
- 28 9. A copy of Riverside County Ordinances No. 847 and 927;

- 1 10. A copy of the Good Neighbor Brochure; and
- 2 11. Notification that a Responsible Operator or Guest may be cited or fined by
- 3 the County in accordance with this ordinance and Riverside County
- 4 Ordinance No. 725.

5 t. A Short Term Rental shall not change the residential character of the outside
6 appearance of the residence including color, material, lighting, or any advertising
7 mechanism, except for the required exterior onsite Short Term Rental sign. The
8 Responsible Operator shall post one (1) identification sign, measuring two square
9 feet in area or one foot by two foot in size, in the exterior of the Short Term Rental
10 in a place that is readily visible from the public view. Any other advertising signs
11 promoting or identifying the Short Term Rental or otherwise shall only be permitted
12 as otherwise authorized under Riverside County Ordinance No. 348. The required
13 identification sign shall be posted onsite at the Short Term Rental in a location that
14 is clearly visible, and shall clearly state the following information in lettering of
15 sufficient size to be easily read:

- 16 1. Current Short Term Rental Certificate number for the property;
- 17 2. Name of the Responsible Operator and a telephone number at which the
- 18 Responsible Operator may be reached on a 24-hour basis;
- 19 3. Maximum number of occupants permitted to stay in the rental unit; and
- 20 4. Telephone number of the County’s 24-hour Code Enforcement Department
- 21 telephone number.

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

26 v. Prior to a Responsible Guest occupying a Short Term Rental, the Responsible
27 Operator shall do all of the following:

- 28 1. Obtain the name, address, and copy of a valid government identification of

1 the Responsible Guest;

- 2 2. Provide a copy of the Good Neighbor Brochure to the Responsible Guest;
- 3 3. Require each Responsible Guest to review and sign a copy of the Good
4 Neighbor Brochure and an acknowledgment of having viewed the Good
5 Neighbor video prior to occupancy of the Short Term Rental. A copy of the
6 Good Neighbor Brochure signed by each Responsible Guest shall be retained
7 by the Responsible Operator for a minimum of six months and shall be
8 provided upon request to the County;
- 9 4. Require the Responsible Guest to execute a formal acknowledgement that he
10 or she is legally responsible for compliance by all Guests or occupant(s) of
11 the Short Term Rental with all applicable laws, rules, and regulations
12 pertaining to the use and occupancy of the Short Term Rental; and,
- 13 5. Maintain the information required herein, including copies of the notices
14 provided, for a period of three (3) years and make it available upon request
15 by any officer of the County responsible for enforcement of any provision of
16 this ordinance or any other applicable law, rule, or regulation pertaining to
17 the use and occupancy of the Short Term Rental.

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

25 Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY.

- 26 a. Applicability. Property within Wine Country shall comply with the ownership and
27 operational requirements for Short Term Rentals outlined in this section.
- 28 b. Conflicting regulations. If any section of this ordinance is in conflict with any other

1 section of this ordinance, then the more stringent requirements shall control.

2 c. Responsible Guests. Responsible Guests of a Short Term Rental in Wine Country
3 must be at least twenty-five (25) years of age.

4 d. Limitation on Ownership of Short Term Rentals in Wine Country. No Owner or
5 Owner Entity shall hold more than two (2) Short Term Rental Certificates
6 simultaneously in Wine Country. "Holding" a Short Term Rental Certificate shall
7 be defined to include the Owner, Owner Entity, and any ownership interest, or
8 responsible person for the ownership interest of the Owner or Owner Entity.

9 1. Exception. The limitations of Subsection (d) of this Section shall not apply
10 or be enforced against any Owner or Owner Entity that holds more than two
11 (2) Short Term Rental Certificates simultaneously in Wine Country as of the
12 effective date of this ordinance. These Owners and Owner Entities may apply
13 for three (3) more renewals of their existing Short Term Rental Certificates
14 in Wine Country until they are required to comply with the provisions of this
15 Subsection (d) of this Section. However, these Owners and Owner Entities
16 shall not be approved for any additional Short Term Rental Certificates in
17 Wine Country until they are in compliance with the limitations of Subsection
18 (d) of this Section. These Owners may seek additional Short Term Rental
19 Certificates for properties which are not located in Wine Country.

20 e. Short Term Rental Classifications for Wine Country. The following Short Term
21 Rental classifications are allowed in the Wine Country districts, as specified below,
22 subject to all approval requirements for a Short Term Rental Certificate.

23 1. Wine Country – Winery District.

24 i. Short Term Rental Class I is allowed.

25 ii. Short Term Rental Class II is allowed with the following additional
26 requirements:

27 (1) At least fifty percent (50%) of the Short Term Rental property
28 net acreage shall be planted with vineyards or other

1 agricultural crop(s);

2 (2) Adherence to the County’s pre-approved list of upgrades to
3 the Short Term Rental from the County Building Official, as
4 approved by the County Executive Office, as described in
5 Section 8; and,

6 (3) Submittal of a site plan, subject to ministerial review by the
7 County.

8 2. Wine Country – Equestrian District.

9 i. Short Term Rental Class I is allowed.

10 ii. Short Term Rental Class II is not allowed.

11 iii. Limited Stay on Enforcement for the Wine Country – Equestrian
12 District. The County shall not enforce the provisions of this Section
13 against Short Term Rental properties which have existing Booking
14 Transactions, as of the effective date of this ordinance, for an
15 occupancy that exceeds the limits of Short Term Rental Class I. This
16 provision shall terminate automatically at 11:59 p.m. on the 180th day
17 after the effective date of this ordinance.

18 3. Wine Country – Residential District.

19 i. Short Term Rental Class I is allowed.

20 ii. Short Term Rental Class II is not allowed.

21 iii. Limited Stay on Enforcement for the Wine Country – Residential
22 District. The County shall not enforce the provisions of this Section
23 against Short Term Rental properties which have existing Booking
24 Transactions, as of the effective date of this ordinance, for an
25 occupancy that exceeds the limits of Short Term Rental Class I. This
26 provision shall terminate automatically at 11:59 p.m. on the 180th day
27 after the effective date of this ordinance.

28 f. Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine

1 Country shall be determined by a percentage of the existing single family residential
2 units within the Wine Country districts as specified below, as of the effective date of
3 this ordinance.

4 1. Wine Country – Winery District. The maximum combined number of Short
5 Term Rentals in this district shall be no more than 114, which equates to
6 approximately 15 percent of the existing number of single family residential
7 units in the district, as of the effective date of this ordinance.

8 2. Wine Country – Equestrian District. The maximum number of Short Term
9 Rentals in this district shall be no more than 8, which equates to
10 approximately 8 percent of the existing number of single family residential
11 units in the district, as of the effective date of this ordinance.

12 3. Wine Country – Residential District. The maximum number of Short Term
13 Rentals in this district shall be no more than 105, which equates to
14 approximately 10.5 percent of the existing number of single family
15 residential units in the district, as of the effective date of this ordinance.

16 g. Short Term Rental Density Requirements for Wine Country. Short Term Rental
17 properties shall not be located within a 500-foot radius of any other Short Term
18 Rental property. The 500-foot radius shall be measured from the property line of the
19 desired Short Term Rental. The County shall deny the Short Term Rental Certificate,
20 if the 500-foot radius from the desired Short Term Rental property includes any
21 portion of a property with an approved Short Term Rental Certificate.

22 1. Limited Exception. The limitations of Subsection (g) of this Section shall not
23 apply or be enforced against any Owner who has an approved Short Term
24 Rental that does not meet the requirements of Subsection (g) as of the
25 effective date of this ordinance. These Owners may continue to renew their
26 valid Short Term Rental Certificates so long as the Responsible Operator(s)
27 complies with the provisions of this ordinance. However, any new Short
28 Term Rental Certificates will not be granted for properties within 500 feet of

any property with a valid Short Term Rental Certificate in Wine Country.

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

- a. Applicability. Property within Idyllwild shall comply with the ownership and operational requirements for Short Term Rentals outlined in this section.
- b. Conflicting regulations. If any section of this ordinance is in conflict with any other section of this ordinance, then the more stringent requirements shall control.
- c. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in Idyllwild. “Holding” a Short Term Rental Certificate shall be defined to include the Owner, Owner Entity, and any ownership interest, or responsible person for the ownership interest of the Owner or Owner Entity.
 1. Exception. The limitations of Subsection (c) of this Section shall not apply or be enforced against any Owner or Owner Entity that holds more than two (2) Short Term Rental Certificates simultaneously in Idyllwild as of the effective date of this ordinance. These Owners and Owner Entities may apply for three (3) more renewals of their Short Term Rental Certificates until they are required to comply with the provisions of this Subsection (c) of this Section. However, these Owners and Owner Entities shall not be approved for any additional Short Term Rental Certificates in Idyllwild until they are in compliance with the limitations of Subsection (c) of this Section. These Owners may seek additional Short Term Rental Certificates for properties which are not located in Idyllwild.
- d. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall be determined by a percentage of the existing single family residential units in Idyllwild, as of the effective date of this ordinance. The maximum number of Short Term Rentals in Idyllwild shall be no more than 500, which equates to approximately 14 percent of the existing number of single family residential units in Idyllwild, as of the effective date of this ordinance.

1 e. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties
2 shall not be located within a 150 foot radius of any other Short Term Rental property.
3 The 150 foot radius shall be measured from the property line of the desired Short
4 Term Rental. The County shall deny the Short Term Rental Certificate, if the 150
5 foot radius from the desired Short Term Rental property includes any portion of a
6 property with an approved Short Term Rental Certificate.

7 1. Limited Exception. The limitations of Subsection (e) of this Section shall not
8 apply or be enforced against any Owner who has an approved Short Term
9 Rental that does not meet the requirements of Subsection (e) as of the
10 effective date of this ordinance. These Owners may continue to renew their
11 valid Short Term Rental Certificates so long as the Responsible Operator(s)
12 complies with the provisions of this ordinance. However, any new Short
13 Term Rental Certificates will not be granted for properties within 150 feet of
14 any property with a valid Short Term Rental Certificate in Idyllwild.

15 Section 11. ADDITIONAL APPLICATION REQUIREMENTS FOR IDYLLWILD AND
16 WINE COUNTRY.

17 a. Additional Application Requirements ~~For~~ Initial Applications. Applicants seeking
18 an initial Short Term Rental Certificate for a property located in Wine Country or
19 Idyllwild, must meet the following additional requirements:

- 20 1. The Applicant provides the following information:
- 21 i. Names and addresses of all Short Term Rental Certificates held by all
22 Owner or Owner Entities, including all ownership interests and
23 responsible parties for all ownership interests, of the Short Term
24 Rental property in Wine Country or Idyllwild; and,
 - 25 ii. For all Owner Entities of the Short Term Rental property, disclosure
26 of the names of all ownership interests within each level of the Owner
27 Entity structure and responsible parties for all ownership interests.
- 28 2. The desired Short Term Rental meets all of the requirements for the

1 applicable location (for Wine County, Section 9 of this ordinance, and for
2 Idyllwild, Section 10 of this ordinance) including, but not limited to, the
3 following:

- 4 i. Is selected as an Eligible Property pursuant to this Section 11;
- 5 ii. Meets the limitation on ownership of two (2) Short Term Rental
6 Certificates, as described in Section 9 or Section 10, as applicable;
- 7 iii. For Wine Country only, meets the Short Term Rental classification
8 requirements for the district in which the property is located, as
9 described in Section 9; and,
- 10 iv. Meets the Short Term Rental density requirements, as described in
11 Section 9 or Section 10, as applicable.

12 (1) Limited Exception: Eligible Properties selected in Tier 1 are
13 not subject to this requirement.

14 3. Eligible Properties. The County shall implement a two-tiered process to
15 select Eligible Properties for areas of Wine Country and Idyllwild.

- 16 i. Tier 1: A property that has not been issued a Short Term Rental
17 Certificate but the Owner(s) or Responsible Operator(s) paid
18 Transient Occupancy Taxes for the property for the entire period of
19 September 13, 2021 to September 13, 2022.
- 20 ii. Tier 2: Any property that does not meet the qualifications for Tier 1,
21 as described above.
- 22 iii. Tier 1 properties shall have the opportunity to become Eligible
23 Properties before Tier 2 properties. The selection of Tier 1 Eligible
24 Properties shall not be subject to the Short Term Rental Cap for Wine
25 Country and Idyllwild, as applicable. Tier 2 properties shall only be
26 selected as Eligible Properties once the selection process for Tier 1
27 properties is complete and if the Short Term Rental Cap for Wine
28 Country and Idyllwild, as applicable, has not been exceeded.

1 applications.

2 (2) Once the Short Term Rental Cap is reached for a particular
3 area, the County shall not select any more Eligible Properties
4 for that area until the number of Short Term Rental
5 Certificates falls below the Short Term Rental Cap.

6 (3) Once selected, Eligible Properties must meet all the Short
7 Term Rental application requirements of Section 7 and the
8 additional application requirements in this Section 11. If any
9 Eligible Property does not meet all of the application
10 requirements in Section 7 and Section 11, then the County
11 shall not issue a Short Term Rental Certificate for that
12 property. In that case, the County shall utilize the same set of
13 submitted applications and use the lottery system to select
14 another Eligible Property and determine whether it meets the
15 application requirements of Section 7 and Section 11. This
16 process shall continue until the number of Short Term Rental
17 Certificates issued reaches the Short Term Rental Cap.

18 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of
19 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,
20 must meet the following additional requirements:

21 1. The additional requirements for initial applications, as described in this
22 Section 11, are met.

23 2. Exceptions.

24 i. The Short Term Rental density requirements for Wine County, as
25 described in Section 9 of this ordinance, and for Idyllwild, as
26 described in Section 10 of this ordinance, shall not apply to renewals.

27 Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

28 The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all

1 the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax
2 Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall
3 qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all
4 applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible
5 Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in
6 accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-
7 Collector shall be responsible for the enforcement of the provisions of this section and Riverside County
8 Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these
9 responsibilities.

10 Section 13. NOTIFICATION AND COMPLAINTS.

11 a. Notification.

12 ~~2.1.~~ Within ten (10) days of approval of a Short Term Rental Certificate, a
13 Responsible Operator shall provide written notice that a Short Term Rental
14 Certificate was obtained for the property, as follows:

- 15 i. For Short Term Rental properties of less than five (5) gross acres in
16 size, Responsible Operators shall provide notice to owners of all
17 properties located within a 300 foot radius of the Short Term Rental
18 property;
- 19 ii. For Short Term Rental properties of five (5) gross acres or more in
20 size, Responsible Operators shall provide notice to owners of all
21 properties located within a 600 foot radius of the Short Term Rental
22 property.

23 ~~3.2.~~ Such notification shall also include the Responsible Operator’s contact
24 information. In the event of a change in the provided contact information,
25 new notification with the updated information shall be provided in the same
26 manner.

27 ~~4.3.~~ All notification costs shall be borne by the Responsible Operator.

28 b. Initial complaints regarding Short Term Rental violations on a property pursuant to

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

13 c. If the Responsible Operator fails to respond to the Short Term Rental violation within
14 the designated time in Subsection b of this Section or the subject of the complaint
15 needs to be corrected immediately due to health and safety concerns, such as blocked
16 driveways, blocked streets, or excessive noise during quiet hours, the complainant
17 may make a complaint to the 24-hour Code Enforcement Department telephone
18 number. Occupants of surrounding properties shall be apprised of this complaint
19 procedure as part of the notification requirements of this section.

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

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

25 Section 14. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES,
26 AND PENALTIES.

27 a. Initial Inspections.

- 1 1. Initial Application. Prior to the County issuing a Short Term Rental
2 Certificate, the County is authorized to conduct an initial inspection of the
3 exterior of the intended Short Term Rental property within 30 days of the
4 County’s receipt of a Short Term Rental initial application and the
5 accompanying initial registration fee. A Responsible Operator shall be
6 available at the intended Short Term Rental property within sixty (60)
7 minutes of the County’s request for this inspection.
- 8 2. Renewal. For Short Term Rental properties that have been the subject of a
9 Notice of Violation within the past twelve (12) months, prior to the County
10 renewing the related Short Term Rental Certificate, the County is authorized
11 to conduct an inspection of the exterior of the Short Term Rental property
12 within 30 days of the County’s receipt of the accompanying renewal fee. A
13 Responsible Operator shall be available at the intended Short Term Rental
14 property within sixty (60) minutes of the County’s request for this inspection.
- 15 3. Inspection. For inspections pursuant to this section, the County is authorized
16 to verify by an exterior inspection of the Short Term Rental property that the
17 Short Term Rental contains all of the following required by this ordinance:
18 the exterior sign, adequate on-site parking for the maximum number of
19 occupants allowed in the Short Term Rental, and a working Noise Monitor
20 system.
- 21 b. Subsequent Inspections. The Code Enforcement Department may request subsequent
22 exterior inspections of the Short Term Rental property at any time. Responsible
23 Operator shall make all reasonable attempts to comply with the Code Enforcement
24 Department’s requests or the Short Term Rental may be deemed in violation of this
25 ordinance.
- 26 c. Violations of this ordinance include, but are not limited to,
27 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,
28

1 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the
2 following:

- 3 i. Violation of the requirements for maximum occupancy, noise,
4 parking, lighting, outdoor fire area, pets, trash, or any other provision
5 as set forth in this ordinance;
- 6 ii. Violation of any applicable laws, codes, or regulations related to
7 health and safety, which includes, but is not limited to, building,
8 safety, fire, or health; or,
- 9 iii. Any activity at any Short Term Rental that constitutes a public
10 nuisance under applicable state or local law, or which otherwise
11 constitute a hazard to the public health, safety, or general welfare.

12 2. A Responsible Operator conducting, causing, allowing, authorizing,
13 permitting, facilitating, aiding, abetting, suffering, concealing or maintaining,
14 any of the following:

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

1 Short Term Rental;

2 vii. Completion of a Booking Transaction for a Short Term Rental when
3 the related Short Term Rental Certificate has been expired, denied,
4 revoked, or suspended by the County;

5 viii. Violation of any applicable laws, codes or regulations related to
6 health and safety, which includes, but is not limited to, building,
7 safety, fire, or health; or,

8 ix. Any activity at any Short Term Rental that constitutes a public
9 nuisance under applicable state or local law, or which otherwise
10 constitute a hazard to the public health, safety, or general welfare.

11 d. The failure of a Responsible Operator to comply with an order of any law
12 enforcement officer shall be grounds for revocation of the Short Term Rental
13 Certificate.

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

17 Each day a violation is committed or permitted to continue shall constitute a separate
18 offense for which the County may issue a separate Notice of Violation. A person
19 shall not be issued more than one Notice of Violation in a 24-hour period.

20 f. If any provision of this ordinance conflicts with any provision of any other Riverside
21 County Ordinance, the more restrictive provision shall control.

22 g. In addition to any other remedies provided by law and unless otherwise specified by
23 this ordinance, violations of this ordinance shall be enforced as authorized in
24 Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as
25 a public nuisance and strict liability offense regardless of intent.

26 h. Violations of this ordinance shall be deemed a threat to the public health and safety
27 and an infraction. Unless otherwise stated in this section, the administrative citation
28 penalty procedures governing the imposition, enforcement, collection, and

1 administrative review of an administrative citation shall be enforced as authorized in
2 Riverside County Ordinance No. 725 and in accordance with California Government
3 Code Section 53069.4. Each day a violation is committed or permitted to continue
4 shall constitute a separate offense for which the County may issue a separate
5 administrative citation. A person shall not be issued more than one administrative
6 citation in a 24-hour period. The County may issue an administrative citation against
7 the Responsible Operator or Responsible Guest for any violation of this ordinance,
8 as follows:

- 9 1. \$1,500.00 for a first violation of this ordinance;
- 10 2. \$3,000.00 for a second violation of this ordinance related to the same Short
11 Term Rental within one year of the first violation; and
- 12 3. \$5,000.00 for each additional violation of this ordinance related to the same
13 Short Term Rental within one year of the first violation.

14 i. After an administrative hearing has been held in accordance with Riverside County
15 Ordinance No. 725 and a finding has been made that any Responsible Guest or
16 Responsible Operator has violated the provisions of this ordinance or any other
17 Riverside County Ordinance related to a Short Term Rental, the County may suspend
18 or revoke the related Short Term Rental Certificate until the Owner(s) of the property
19 changes. A Short Term Rental Certificate shall be permanently revoked as to the
20 current Owner(s), if either of the following findings are made:

- 21 1. Any Responsible Operator(s) receives three (3) Verified Notices of Violation
22 within a twelve (12) month period for the same Short Term Rental; or,
- 23 2. Any Responsible Operator(s) receives seven (7) Verified Notices of
24 Violation total for the same Short Term Rental.

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

27 Section 16. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
28 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not

1 affect the other provisions of this ordinance which can be given effect without the invalid provision or
2 application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

3
4
5 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
6 adoption.

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

10 By: _____
11 Chair, Board of Supervisors

12 ATTEST:
13 CLERK OF THE BOARD:

14
15 By: _____
Deputy

16 (SEAL)

17
18 APPROVED AS TO FORM
19 ~~August~~ October _____, 2023

20
21 By: _____
22 SARAH K. MOORE
Deputy County Counsel

1 congestion, illegal vehicle parking, and accumulation of refuse.

2 d. This ordinance is necessary to ensure neighborhood compatibility and reduce
3 conflicts within the surrounding residential neighborhood, to facilitate economic
4 growth within the County, and to protect the health, safety, and general welfare of
5 the County's residents.

6 e. Based on the Court's holding in *Protect Our Neighborhoods v. City of Palm Springs*
7 (2022) 73 Cal.App.5th 667, the Board of Supervisor's legislatively finds that Short
8 Term Rentals are ancillary or secondary uses to a residential dwelling when they are
9 operated in compliance with this ordinance. This ordinance is necessary to ensure
10 that the incidental short term rental use of residential property remains an ancillary
11 and secondary use of residential property in the County, is consistent with the
12 provisions of the County's Land Use Ordinance (Riverside County Ordinance No.
13 348), protects the long-term residential housing stock, and thereby preserves the
14 residential character of the neighborhoods, as identified in the County's zoning
15 ordinance and Comprehensive General Plan.

16 f. The concentration and density of Short Term Rentals in Idyllwild and Wine Country
17 far surpasses that of any other area in the unincorporated area of the County.

18 g. The over-concentration and density of Short Term Rentals in Idyllwild and Wine
19 Country reduces the long-term or permanent housing stock and contributes to
20 increased housing costs for both renters and buyers and has additional adverse
21 impacts on residential character, neighborhood stability, public safety, and quality of
22 life.

23 h. Idyllwild neighbors national forest and wilderness areas. This remote, rural retreat
24 has developed as a mountain resort with single family homes, a variety of lodging,
25 camping, and recreational opportunities. However, the infrastructure in this area
26 remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking.
27 Also, the area is prone to devastating fires and much of this area is designated as a
28 very high fire severity zone. Additionally, mudslides from rainstorms have

1 significant impact on burn areas, which impacts access to the community. Short
2 Term Rentals in these locations without proper regulation to address evacuations and
3 fire safety may jeopardize the safety of guests and the community.

- 4 i. Wine Country encompasses very important agricultural lands in the County. It is
5 subject to the policies, as adopted by the Board of Supervisors, within the Temecula
6 Valley Wine Country Community Plan and the zone classifications and regulations
7 that are unique only to that area. Three districts have been established for this policy
8 area – Winery, Equestrian and Residential – to ensure long-term viability of the wine
9 industry while protecting the community’s equestrian rural lifestyle. The overarching
10 policies for this region promote a strong identity for the Temecula Valley Wine
11 Country. Additional policies within each district provide for complimentary uses
12 distinct to the delineated areas. These policies protect against the location of activities
13 that are incompatible with existing residential and equestrian uses, which could lead
14 to land use conflicts in the future. One of the policies of the Temecula Valley Wine
15 Country Policy Area is Southwest Area Plan Policy (SWAP) 1.2, which states
16 “Maintain distinct characters of the Winery, Equestrian, and Residential Districts
17 through implementing zones to promote harmonious coexistence of these uses.” This
18 policy area also identifies “The purpose of the Residential District is to encourage
19 permanent estate lot residential stock in this region to balance the tourism related
20 activities.” The Temecula Valley Wine Country Policy Area is distinct in that it is
21 the only area of the County that, with approval of a discretionary land use permit,
22 allows small-scale Cottage Inns, which are defined as a dwelling unit with five (5)
23 or fewer guest rooms providing lodging and breakfast for temporary overnight
24 occupants in return for compensation and is solely owned and operated by the
25 property owner, while encouraging agricultural operations, equestrian activities, and
26 vineyard planting. Such uses reflect the unique character of this policy area. Short
27 Term Rentals, as currently defined, are not required to follow these polices, thereby,
28

1 creating activities that are incompatible within the framework established by the
2 Temecula Valley Wine Country Community Plan.

- 3 j. This ordinance is intended to minimize the negative impacts of Short Term Rentals
4 on residential neighborhoods in the unincorporated area of Riverside County,
5 particularly, in Wine Country and Idyllwild, by imposing further regulations on Short
6 Term Rentals in those areas, including, but not limited to, classification limits, caps,
7 and densities.

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

14 Section 3. AUTHORITY. In accordance with the California Constitution, Article XI, Section
15 7, a county may make and enforce within its limits all local, police, sanitary, and other ordinances and
16 regulations not in conflict with general laws.

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

- 20 a. Applicant. Owner or Owner's Authorized Representative.
21 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
22 purposes and is legally permitted as a bedroom or loft.
23 c. Booking Transaction. Any reservation or payment service provided by a person or
24 entity who facilitates a Short Term Rental transaction between a prospective Guest
25 and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or
26 Local Contact Person.
27 d. County. The County of Riverside.
28 e. Eligible Properties. Property that is located within an area of the County that is

1 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
2 Certificate.

3 f. Good Neighbor Brochure. A brochure and related materials, available from the
4 County, to be given to Guests, which includes a summary of the County's regulations
5 relating to Short Term Rentals.

6 g. Guest. The overnight occupants renting the Short Term Rental for a specified period
7 and the visitors of those overnight occupants.

8 h. Hosted Stay. A Short Term Rental which is occupied by the Owner for the duration
9 of the rental to a Responsible Guest(s).

10 i. Hosting Platform. A person or entity that participates in the Short Term Rental
11 business by collecting or receiving a fee or other compensation, directly or indirectly
12 through an agent or intermediary, when conducting a Booking Transaction for a
13 Short Term Rental using any medium of facilitation, including, but not limited to,
14 the Internet.

15 j. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and
16 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as
17 may be amended.

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

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

28 m. Notice of Violation. A notice issued for violation of this ordinance in accordance

1 with the provisions of this ordinance and procedures in Riverside County Ordinance
2 No. 725.

- 3 n. Operator. The Owner or the Owner's Authorized Representative who offers or
4 provides the Short Term Rental.
- 5 o. Owner. The person or Owner Entity that holds legal or equitable title to the Short
6 Term Rental property.
- 7 p. Owner's Authorized Representative. The individual(s) identified in writing by the
8 Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner
9 may delegate certain duties of the Owner's Authorized Representative to more than
10 one party.
- 11 q. Owner Entity. An Owner that is a corporation, limited liability company, trust, or
12 entity other than a natural person.
- 13 r. Responsible Guest. A Guest of the Short Term Rental who entered into a Booking
14 Transaction to rent the Short Term Rental and is legally responsible for ensuring that
15 all Guests of the Short Term Rental comply with all applicable laws, rules, and
16 regulations pertaining to the use and occupancy of the Short Term Rental.
- 17 s. Responsible Operator. Any Operator who is responsible for the Short Term Rental,
18 which includes the Owner(s), Owner's Authorized Representative(s), Operator(s),
19 and Local Contact Person(s).
- 20 t. Responsible Persons. The persons responsible for compliance with the provisions of
21 this ordinance, include the following:
22 1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of
23 age;
24 2. Local Contact Person(s) of the Short Term Rental;
25 3. Owner(s) of the Short Term Rental;
26 4. Owner's Authorized Representative(s) of the Short Term Rental; or,
27 5. Operator(s) of the Short Term Rental.
- 28 u. Short Term Rental. A legal privately owned residential dwelling, including, but not

1 limited to, a one family detached dwelling or multiple family attached dwelling,
2 apartment house, condominium, cooperative apartment, duplex, mobile home on
3 permanent foundations, manufactured home on permanent foundations, or any
4 portion of such dwellings, including the property or yard appurtenant thereto, which
5 is rented for occupancy for dwelling, lodging, or sleeping purposes for any period
6 less than thirty (30) consecutive calendar days total but not less than two (2)
7 consecutive days and one (1) night. Portions of calendar days are counted as full
8 days. A Short Term Rental may include any accessory dwelling unit (ADU), junior
9 ADU, second unit, guest quarter, or ranchet unit not otherwise prohibited by state
10 law. A Short Term Rental shall exclude all properties which have been subdivided
11 pursuant to California Government Code sections 65852.21 or 66411.7 (also known
12 as "Senate Bill 9" or "SB 9") or units or dwellings subject to conditions of approval,
13 legal deed restrictions, or other legal requirements prohibiting this type of rental or
14 occupancy.

- 15 v. Short Term Rental Cap. The maximum number of Short Term Rentals allowed by
16 the County in a defined area.
- 17 w. Short Term Rental Certificate. A certificate that allows the use of a privately owned
18 residential dwelling as a Short Term Rental pursuant to this ordinance.
- 19 x. Short Term Rental Class I. A Short Term Rental located in Wine Country that allows
20 a maximum number of ten (10) occupants at any one time.
- 21 y. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
22 more than 10 occupants and up to a maximum of 20 occupants at any one time.
- 23 z. Short Term Rental Program Manager. The certified manager who is retained by the
24 County and is responsible for assisting with administering the County's Short Term
25 Rental program.
- 26 aa. Verified Notice of Violation. A Notice of Violation issued for violation of any
27 provision of this ordinance and is either not timely appealed by the recipient or is
28 appealed and upheld in favor of the County.

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Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

- a. Initial Application. A Responsible Operator shall submit to the Planning Department or its designee a Short Term Rental Certificate initial application provided by the County and initial registration fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee may approve an initial application for a Short Term Rental Certificate only if all of the following requirements are met:
 - 1. The Applicant submits a completed application with all required information pursuant to this Section;
 - 2. For Short Term Rental properties in Wine Country, the additional requirements for initial applications, as described in Section 9 and Section 11, are met;
 - 3. For Short Term Rental properties in Idyllwild, the additional requirements for initial applications, as described in Section 10 and Section 11, are met;
 - 4. The name, address, and telephone number of all Owner(s) and Responsible

Operator(s) of the Short Term Rental property;

5. Executed indemnification and hold harmless agreement by all Owner(s) and Responsible Operator(s) on a form approved by the Office of County Counsel;
6. The application submitted is complete and includes written authorization from Owner or Owner's Authorized Representative granting permission to obtain a Short Term Rental Certificate for the property;
7. The initial registration fee is paid, in full in accordance with Riverside County Ordinance No. 671;
8. The Short Term Rental property has no active or pending Code Enforcement actions;
9. The Applicant declares the Short Term Rental is legally permitted and any other buildings, structures, grading, or other improvements to the property are legally permitted;
10. The Applicant declares Short Term Rental meets the requirements of a Short Term Rental, pursuant to Section 4 of this ordinance;
11. The Applicant declares Short Term Rental meets the applicability requirements, pursuant to Section 5 of this ordinance;
12. The Applicant declares the Short Term Rental property is in compliance with all applicable health and safety laws, codes, or regulations, including, but not limited to, building, safety, fire, and health;
13. The County determines the maximum number of occupants for the Short Term Rental;
14. The Applicant identifies all Responsible Operators for the Short Term Rental;
15. The Applicant agrees to comply with all requirements of this ordinance;
16. The Applicant and all Responsible Operator(s) complete a self-certification test provided by the County related to understanding and agreeing to compliance with the provisions of this ordinance;

1 17. Within 30 days of the County's receipt of an initial application, the County
2 is authorized to verify the Short Term Rental has the required sign, adequate
3 on-site parking, and working Noise Monitor system, pursuant to Sections 8
4 and 11 of this ordinance. A Responsible Operator shall be available at the
5 intended Short Term Rental property within sixty (60) minutes of the
6 County's request for an exterior inspection to verify the requirements have
7 been met;

8 18. Any Responsible Operator(s) has not received three (3) Verified Notices of
9 Violation within a twelve (12) month period for the Short Term Rental
10 resulting in the issuance of one or more administrative citations;

11 19. Any Responsible Operator(s) has not received seven (7) Verified Notices of
12 Violation total for the Short Term Rental resulting in the issuance of one or
13 more administrative citations; and,

14 20. The Owner has not had the Short Term Rental Certificate permanently
15 revoked, pursuant to Section 11 of this ordinance.

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

17 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual
18 basis based on the anniversary of the original Short Term Rental Certificate issuance
19 by submitting to the Planning Department or its designee a request for renewal and
20 a renewal fee, in accordance with Riverside County Ordinance No. 671. The
21 Planning Department or its designee may approve a renewal of a Short Term Rental
22 Certificate only if all of the following requirements are met:

23 1. The Applicant submits a completed application with all required information
24 pursuant to this Section;

25 2. The Applicant meets all requirements for the initial application, as described
26 in Subsection a of this Section;

27 3. For Short Term Rental properties in Wine Country, the additional
28 requirements for renewals, as described in Section 9 and Section 11, are met;

4. For Short Term Rental properties in Idyllwild, the additional requirements for renewals, as described in Section 10 and Section 11, are met;
5. The renewal fee is paid in full, in accordance with Riverside County Ordinance No. 671;
6. The Applicant provides information concerning any changes to the initial application or prior renewal for the Short Term Rental Certificate;
7. The Applicant declares the Short Term Rental property is in compliance with all provisions of this ordinance and all other applicable laws;
8. The Applicant and all Responsible Operator(s) complete a self-certification test provided by the County on the requirements and compliance with the provisions of this ordinance. Completion of the self-certification test is required with each renewal of the Short Term Rental Certificate;
9. For Short Term Rental properties that have been the subject of a Notice of Violation within the past twelve (12) months, within 30 days of the County's receipt of the renewal fee, the County is authorized to verify the Short Term Rental has the required sign, adequate on-site parking, and working Noise Monitor system, pursuant to Sections 8 and 11 of this ordinance. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for an exterior inspection to verify the requirements have been met;
10. Any Responsible Operator(s) has not received three (3) Verified Notices of Violation within a twelve (12) month period for the Short Term Rental resulting in the issuance of one or more administrative citations;
11. Any Responsible Operator(s) has not received seven (7) Verified Notices of Violation total for the Short Term Rental resulting in the issuance of one or more administrative citations; and,
12. The Short Term Rental Certificate has not been permanently revoked, pursuant to Section 11 of this ordinance.

- d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals are not subject to lottery selection, as described in Section 11 of this ordinance.
- e. Denial of a Short Term Rental Certificate is appealable to an administrative hearing officer in accordance with the administrative hearing procedures in Section 10 of Riverside County Ordinance No. 725.
- f. In the event that a Short Term Rental Certificate has been expired for 90 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.
- g. Short Term Rental Certificates do not run with the land. A Short Term Rental Certificate shall expire automatically when the owner or responsible party for the Short Term Rental or Short Term Rental property changes, and a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671, will be required.
- h. The County may use the registration fees to cover any County costs for administering or enforcing this ordinance, including the County's Short Term Rental Program Manager.
- i. Any declaration made by the Applicant as part of the Short Term Rental Certificate initial application or renewal process is subject to further review and/or investigation for confirmation by the Planning Department or its designee. The Applicant may also be required to submit records demonstrating compliance with this Section, upon request by the Planning Department or its designee. Any material misstatement or omission in a Short Term Rental Certificate initial application or renewal is grounds for denial or revocation of a Short Term Rental Certificate.

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

- a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer, conceal, maintain, or advertise any Short Term Rental activity that does not comply with the provisions of this ordinance.
- b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a

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

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

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

9 e. Responsible Guests of a Short Term Rental in all areas of the County, except Wine
10 Country, must be at least twenty-one (21) years of age.

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

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

24 h. Occupancy.

25 1. The occupancy of a Short Term Rental is limited to 200 square feet per
26 person, up to a maximum number of occupants that is determined by the size
27 of the property, as follows:

28 i. For properties of one half (½) acre or less in size, the maximum

1 number of occupants shall not exceed ten (10) persons;

2 ii. For properties of more than one half (½) acre and up to two (2) gross
3 acres in size, the maximum number of occupants shall not exceed
4 sixteen (16) persons;

5 iii. For properties of over two (2) gross acres in size, the maximum
6 number of occupants shall not exceed twenty (20) persons.

7 2. Responsible Operators of Short Term Rentals exceeding an occupancy of ten
8 (10) persons shall comply with the pre-approved list of upgrades to the Short
9 Term Rental from the County Building Official, as approved by the County
10 Executive Office.

11 3. For Short Term Rental properties located in Wine Country, the occupancy
12 limits described in this Subsection are further limited by the Short Term
13 Rental Classification requirements, as described in Section 9 of this
14 ordinance.

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

21 1. Responsible Operators, Responsible Guests, and other occupants of the Short
22 Term Rental shall each comply with the noise requirements of Riverside
23 County Ordinance No. 847, including quiet hours between the hours of 10
24 PM and 7 AM, and Riverside County Ordinance No. 924, related to loud or
25 unruly parties, gatherings, or other similar events. Outdoor amplified sound,
26 generally defined as any sound that is increased by any amplified equipment
27 or sound that is electronically enhanced, must comply with the provisions of
28 Riverside County Ordinance No. 847. The Responsible Operator shall use

1 reasonably prudent business practices to ensure that the Guests or other
2 occupants of the Short Term Rental comply with Riverside County Ordinance
3 Nos. 847 and 924.

4 2. A Responsible Operator shall install and maintain in continuous operation a
5 Noise Monitor on the exterior of the Short Term Rental to ensure compliance
6 with Riverside County Ordinance No. 847.

7 j. Responsible Operators, Responsible Guests, and other occupants of the Short Term
8 Rental shall each comply with Riverside County Ordinance No. 915 Regulating
9 Outdoor Lighting, including light trespass.

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

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

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

20 n. Snow Removal.

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

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

28 o. Each Short Term Rental shall have a Responsible Operator readily available to

1 handle any questions or complaints during all Short Term Rental activities. Any
2 change to the contact information for a Responsible Operator of a Short Term Rental
3 shall immediately be provided in writing to the Planning Department, to neighboring
4 properties within three hundred feet of the Short Term Rental, and on any postings
5 required by this ordinance.

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

11 q. The Responsible Operator shall identify or cause to be identified in any rental
12 agreements for the Short Term Rental and in any Short Term Rental advertisements
13 (including in any newspaper, magazine, brochure, hosting platform, or internet
14 website) the following general information and requirements of the Responsible
15 Guests and all occupants:

- 16 1. Current and valid Short Term Rental Certificate number;
- 17 2. Transient occupancy tax registration certificate number;
- 18 3. Number of onsite parking spaces provided and that no offsite parking is
19 permissible;
- 20 4. Maximum occupancy of the Short Term Rental;
- 21 5. Age requirement of Responsible Guests, in compliance with this ordinance;
- 22 6. The Short Term Rental shall not be used for a temporary event, as defined in
23 Riverside County Ordinance No. 348, unless a temporary event permit has
24 been obtained by the Responsible Operator;
- 25 7. Requirement to comply with Riverside County Ordinance No. 847, including
26 quiet hours between the hours of 10 PM and 7 AM;
- 27 8. Requirement to comply with Riverside County Ordinance No. 924, related to
28 loud or unruly parties, gatherings, or other similar events;

- 1 9. Requirement to comply with Riverside County Ordinance No. 915
- 2 Regulating Outdoor Lighting, including light trespass;
- 3 10. Requirement to comply with Riverside County Ordinance No. 878 related to
- 4 pets; and,
- 5 11. Notice that any activity at any Short Term Rental that constitutes a public
- 6 nuisance under applicable state or local law, or which otherwise constitutes a
- 7 hazard to the public health, safety, or general welfare is prohibited.
- 8 r. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
- 9 comply with, or ensure the Hosting Platform(s) complies with, Riverside County
- 10 Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance and any
- 11 applicable assessments, including TBIDs and TMDs.
- 12 s. The Responsible Operator shall post or cause to be posted in a prominent location on
- 13 the interior of the Short Term Rental the following information, in accordance with
- 14 all applicable laws and the provisions of this ordinance:
- 15 1. Responsible Operator name and number;
- 16 2. Local Contact Person name and number;
- 17 3. The telephone number for the Sheriff's Department, Short Term Rental
- 18 Manager, and the Code Enforcement Department, including the 24-hour
- 19 Code Enforcement Department telephone number;
- 20 4. The website information for Rivco Ready, in the event of an emergency;
- 21 5. Evacuation plan for the Short Term Rental showing emergency fire
- 22 extinguisher locations, interior pedestrian exit routes, and exterior vehicular
- 23 exit routes;
- 24 6. The maximum number and precise location of onsite parking spaces;
- 25 7. A copy of the Short Term Rental Operational Requirements described in
- 26 Section 8 of this ordinance;
- 27 8. Trash pick-up day and applicable rules and regulations;
- 28 9. A copy of Riverside County Ordinances No. 847 and 927;

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

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

5 t. A Short Term Rental shall not change the residential character of the outside
6 appearance of the residence including color, material, lighting, or any advertising
7 mechanism, except for the required exterior onsite Short Term Rental sign. The
8 Responsible Operator shall post one (1) identification sign, measuring two square
9 feet in area or one foot by two foot in size, in the exterior of the Short Term Rental
10 in a place that is readily visible from the public view. Any other advertising signs
11 promoting or identifying the Short Term Rental or otherwise shall only be permitted
12 as otherwise authorized under Riverside County Ordinance No. 348. The required
13 identification sign shall be posted onsite at the Short Term Rental in a location that
14 is clearly visible, and shall clearly state the following information in lettering of
15 sufficient size to be easily read:

- 16 1. Current Short Term Rental Certificate number for the property;
17 2. Name of the Responsible Operator and a telephone number at which the
18 Responsible Operator may be reached on a 24-hour basis;
19 3. Maximum number of occupants permitted to stay in the rental unit; and
20 4. Telephone number of the County's 24-hour Code Enforcement Department
21 telephone number.

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

26 v. Prior to a Responsible Guest occupying a Short Term Rental, the Responsible
27 Operator shall do all of the following:

- 28 1. Obtain the name, address, and copy of a valid government identification of

1 the Responsible Guest;

- 2 2. Provide a copy of the Good Neighbor Brochure to the Responsible Guest;
- 3 3. Require each Responsible Guest to review and sign a copy of the Good
4 Neighbor Brochure and an acknowledgment of having viewed the Good
5 Neighbor video prior to occupancy of the Short Term Rental. A copy of the
6 Good Neighbor Brochure signed by each Responsible Guest shall be retained
7 by the Responsible Operator for a minimum of six months and shall be
8 provided upon request to the County;
- 9 4. Require the Responsible Guest to execute a formal acknowledgement that he
10 or she is legally responsible for compliance by all Guests or occupant(s) of
11 the Short Term Rental with all applicable laws, rules, and regulations
12 pertaining to the use and occupancy of the Short Term Rental; and,
- 13 5. Maintain the information required herein, including copies of the notices
14 provided, for a period of three (3) years and make it available upon request
15 by any officer of the County responsible for enforcement of any provision of
16 this ordinance or any other applicable law, rule, or regulation pertaining to
17 the use and occupancy of the Short Term Rental.

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

25 Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY.

- 26 a. Applicability. Property within Wine Country shall comply with the ownership and
27 operational requirements for Short Term Rentals outlined in this section.
- 28 b. Conflicting regulations. If any section of this ordinance is in conflict with any other

1 section of this ordinance, then the more stringent requirements shall control.

2 c. Responsible Guests. Responsible Guests of a Short Term Rental in Wine Country
3 must be at least twenty-five (25) years of age.

4 d. Limitation on Ownership of Short Term Rentals in Wine Country. No Owner or
5 Owner Entity shall hold more than two (2) Short Term Rental Certificates
6 simultaneously in Wine Country. "Holding" a Short Term Rental Certificate shall
7 be defined to include the Owner, Owner Entity, and any ownership interest, or
8 responsible person for the ownership interest of the Owner or Owner Entity.

9 1. Exception. The limitations of Subsection (d) of this Section shall not apply
10 or be enforced against any Owner or Owner Entity that holds more than two
11 (2) Short Term Rental Certificates simultaneously in Wine Country as of the
12 effective date of this ordinance. These Owners and Owner Entities may apply
13 for three (3) more renewals of their existing Short Term Rental Certificates
14 in Wine Country until they are required to comply with the provisions of this
15 Subsection (d) of this Section. However, these Owners and Owner Entities
16 shall not be approved for any additional Short Term Rental Certificates in
17 Wine Country until they are in compliance with the limitations of Subsection
18 (d) of this Section. These Owners may seek additional Short Term Rental
19 Certificates for properties which are not located in Wine Country.

20 e. Short Term Rental Classifications for Wine Country. The following Short Term
21 Rental classifications are allowed in the Wine Country districts, as specified below,
22 subject to all approval requirements for a Short Term Rental Certificate.

23 1. Wine Country – Winery District.

24 i. Short Term Rental Class I is allowed.

25 ii. Short Term Rental Class II is allowed with the following additional
26 requirements:

27 (1) At least fifty percent (50%) of the Short Term Rental property
28 net acreage shall be planted with vineyards or other

1 agricultural crop(s);

2 (2) Adherence to the County’s pre-approved list of upgrades to
3 the Short Term Rental from the County Building Official, as
4 approved by the County Executive Office, as described in
5 Section 8; and,

6 (3) Submittal of a site plan, subject to ministerial review by the
7 County.

8 2. Wine Country – Equestrian District.

9 i. Short Term Rental Class I is allowed.

10 ii. Short Term Rental Class II is not allowed.

11 iii. Limited Stay on Enforcement for the Wine Country – Equestrian
12 District. The County shall not enforce the provisions of this Section
13 against Short Term Rental properties which have existing Booking
14 Transactions, as of the effective date of this ordinance, for an
15 occupancy that exceeds the limits of Short Term Rental Class I. This
16 provision shall terminate automatically at 11:59 p.m. on the 180th day
17 after the effective date of this ordinance.

18 3. Wine Country – Residential District.

19 i. Short Term Rental Class I is allowed.

20 ii. Short Term Rental Class II is not allowed.

21 iii. Limited Stay on Enforcement for the Wine Country – Residential
22 District. The County shall not enforce the provisions of this Section
23 against Short Term Rental properties which have existing Booking
24 Transactions, as of the effective date of this ordinance, for an
25 occupancy that exceeds the limits of Short Term Rental Class I. This
26 provision shall terminate automatically at 11:59 p.m. on the 180th day
27 after the effective date of this ordinance.

28 f. Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine

1 Country shall be determined by a percentage of the existing single family residential
2 units within the Wine Country districts as specified below, as of the effective date of
3 this ordinance.

4 1. Wine Country – Winery District. The maximum combined number of Short
5 Term Rentals in this district shall be no more than 114, which equates to
6 approximately 15 percent of the existing number of single family residential
7 units in the district, as of the effective date of this ordinance.

8 2. Wine Country – Equestrian District. The maximum number of Short Term
9 Rentals in this district shall be no more than 8, which equates to
10 approximately 8 percent of the existing number of single family residential
11 units in the district, as of the effective date of this ordinance.

12 3. Wine Country – Residential District. The maximum number of Short Term
13 Rentals in this district shall be no more than 105, which equates to
14 approximately 10.5 percent of the existing number of single family
15 residential units in the district, as of the effective date of this ordinance.

16 g. Short Term Rental Density Requirements for Wine Country. Short Term Rental
17 properties shall not be located within a 500-foot radius of any other Short Term
18 Rental property. The 500-foot radius shall be measured from the property line of the
19 desired Short Term Rental. The County shall deny the Short Term Rental Certificate,
20 if the 500-foot radius from the desired Short Term Rental property includes any
21 portion of a property with an approved Short Term Rental Certificate.

22 1. Limited Exception. The limitations of Subsection (g) of this Section shall not
23 apply or be enforced against any Owner who has an approved Short Term
24 Rental that does not meet the requirements of Subsection (g) as of the
25 effective date of this ordinance. These Owners may continue to renew their
26 valid Short Term Rental Certificates so long as the Responsible Operator(s)
27 complies with the provisions of this ordinance. However, any new Short
28 Term Rental Certificates will not be granted for properties within 500 feet of

any property with a valid Short Term Rental Certificate in Wine Country.

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

- a. Applicability. Property within Idyllwild shall comply with the ownership and operational requirements for Short Term Rentals outlined in this section.
- b. Conflicting regulations. If any section of this ordinance is in conflict with any other section of this ordinance, then the more stringent requirements shall control.
- c. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in Idyllwild. "Holding" a Short Term Rental Certificate shall be defined to include the Owner, Owner Entity, and any ownership interest, or responsible person for the ownership interest of the Owner or Owner Entity.
 1. Exception. The limitations of Subsection (c) of this Section shall not apply or be enforced against any Owner or Owner Entity that holds more than two (2) Short Term Rental Certificates simultaneously in Idyllwild as of the effective date of this ordinance. These Owners and Owner Entities may apply for three (3) more renewals of their Short Term Rental Certificates until they are required to comply with the provisions of this Subsection (c) of this Section. However, these Owners and Owner Entities shall not be approved for any additional Short Term Rental Certificates in Idyllwild until they are in compliance with the limitations of Subsection (c) of this Section. These Owners may seek additional Short Term Rental Certificates for properties which are not located in Idyllwild.
- d. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall be determined by a percentage of the existing single family residential units in Idyllwild, as of the effective date of this ordinance. The maximum number of Short Term Rentals in Idyllwild shall be no more than 500, which equates to approximately 14 percent of the existing number of single family residential units in Idyllwild, as of the effective date of this ordinance.

1 e. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties
2 shall not be located within a 150 foot radius of any other Short Term Rental property.
3 The 150 foot radius shall be measured from the property line of the desired Short
4 Term Rental. The County shall deny the Short Term Rental Certificate, if the 150
5 foot radius from the desired Short Term Rental property includes any portion of a
6 property with an approved Short Term Rental Certificate.

7 1. Limited Exception. The limitations of Subsection (e) of this Section shall not
8 apply or be enforced against any Owner who has an approved Short Term
9 Rental that does not meet the requirements of Subsection (e) as of the
10 effective date of this ordinance. These Owners may continue to renew their
11 valid Short Term Rental Certificates so long as the Responsible Operator(s)
12 complies with the provisions of this ordinance. However, any new Short
13 Term Rental Certificates will not be granted for properties within 150 feet of
14 any property with a valid Short Term Rental Certificate in Idyllwild.

15 Section 11. ADDITIONAL APPLICATION REQUIREMENTS FOR IDYLLWILD AND
16 WINE COUNTRY.

17 a. Additional Application Requirements for Initial Applications. Applicants seeking an
18 initial Short Term Rental Certificate for a property located in Wine Country or
19 Idyllwild, must meet the following additional requirements:

20 1. The Applicant provides the following information:

21 i. Names and addresses of all Short Term Rental Certificates held by all
22 Owner or Owner Entities, including all ownership interests and
23 responsible parties for all ownership interests, of the Short Term
24 Rental property in Wine Country or Idyllwild; and,

25 ii. For all Owner Entities of the Short Term Rental property, disclosure
26 of the names of all ownership interests within each level of the Owner
27 Entity structure and responsible parties for all ownership interests.

28 2. The desired Short Term Rental meets all of the requirements for the

1 applicable location (for Wine County, Section 9 of this ordinance, and for
2 Idyllwild, Section 10 of this ordinance) including, but not limited to, the
3 following:

- 4 i. Is selected as an Eligible Property pursuant to this Section 11;
- 5 ii. Meets the limitation on ownership of two (2) Short Term Rental
6 Certificates, as described in Section 9 or Section 10, as applicable;
- 7 iii. For Wine Country only, meets the Short Term Rental classification
8 requirements for the district in which the property is located, as
9 described in Section 9; and,
- 10 iv. Meets the Short Term Rental density requirements, as described in
11 Section 9 or Section 10, as applicable.

12 (1) Limited Exception: Eligible Properties selected in Tier 1 are
13 not subject to this requirement.

14 3. Eligible Properties. The County shall implement a two-tiered process to
15 select Eligible Properties for areas of Wine Country and Idyllwild.

- 16 i. Tier 1: A property that has not been issued a Short Term Rental
17 Certificate but the Owner(s) or Responsible Operator(s) paid
18 Transient Occupancy Taxes for the property for the entire period of
19 September 13, 2021 to September 13, 2022.
- 20 ii. Tier 2: Any property that does not meet the qualifications for Tier 1,
21 as described above.
- 22 iii. Tier 1 properties shall have the opportunity to become Eligible
23 Properties before Tier 2 properties. The selection of Tier 1 Eligible
24 Properties shall not be subject to the Short Term Rental Cap for Wine
25 Country and Idyllwild, as applicable. Tier 2 properties shall only be
26 selected as Eligible Properties once the selection process for Tier 1
27 properties is complete and if the Short Term Rental Cap for Wine
28 Country and Idyllwild, as applicable, has not been exceeded.

1 iv. Selection Process for Tier 1 Eligible Properties. After the effective
2 date of this ordinance, the County shall conduct a one-time selection
3 for Tier 1 properties. The County shall publish notice of the Tier 1
4 application period on the Riverside County Planning Department
5 website for at least 15 days prior to opening the application period.
6 After the 15-day notice period, the County will open the application
7 period for 30 days and close it at 11:59 p.m. on the 30th day. Once
8 the application period closes, the County shall verify whether the
9 applications meet the Tier 1 requirements, in accordance with this
10 Section. All verified Tier 1 properties shall become Eligible
11 Properties. Once selected, Eligible Properties in Tier 1 must meet all
12 the Short Term Rental application requirements of Section 7 and the
13 additional application requirements in this Section 11.

14 v. Selection Process for Tier 2 Eligible Properties. In areas of the County
15 in which the Short Term Rental Cap has not been exceeded, the
16 County shall implement a lottery to select Eligible Properties.

17 (1) Twice a year, the County shall evaluate whether the number
18 of Short Term Rental Certificates falls below the Short Term
19 Rental Cap in Idyllwild, as described in Section 10, or Wine
20 Country, as described in Section 9. The County shall publish
21 notice of the lottery application period on the Riverside
22 County Planning Department website for at least 30 days prior
23 to opening the Short Term Rental application period. After the
24 30 day notice period, the County will open the application
25 period for 30 days and close it at 11:59 p.m. on the 30th day.
26 Once the application period closes, the County shall use a
27 lottery system to select Eligible Properties from the submitted
28

1 applications.

2 (2) Once the Short Term Rental Cap is reached for a particular
3 area, the County shall not select any more Eligible Properties
4 for that area until the number of Short Term Rental
5 Certificates falls below the Short Term Rental Cap.

6 (3) Once selected, Eligible Properties must meet all the Short
7 Term Rental application requirements of Section 7 and the
8 additional application requirements in this Section 11. If any
9 Eligible Property does not meet all of the application
10 requirements in Section 7 and Section 11, then the County
11 shall not issue a Short Term Rental Certificate for that
12 property. In that case, the County shall utilize the same set of
13 submitted applications and use the lottery system to select
14 another Eligible Property and determine whether it meets the
15 application requirements of Section 7 and Section 11. This
16 process shall continue until the number of Short Term Rental
17 Certificates issued reaches the Short Term Rental Cap.

18 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of
19 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,
20 must meet the following additional requirements:

21 1. The additional requirements for initial applications, as described in this
22 Section 11, are met.

23 2. Exceptions.

24 i. The Short Term Rental density requirements for Wine County, as
25 described in Section 9 of this ordinance, and for Idyllwild, as
26 described in Section 10 of this ordinance, shall not apply to renewals.

27 Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

28 The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all

1 the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax
2 Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall
3 qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all
4 applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible
5 Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in
6 accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-
7 Collector shall be responsible for the enforcement of the provisions of this section and Riverside County
8 Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these
9 responsibilities.

10 Section 13. NOTIFICATION AND COMPLAINTS.

11 a. Notification.

12 1. Within ten (10) days of approval of a Short Term Rental Certificate, a
13 Responsible Operator shall provide written notice that a Short Term Rental
14 Certificate was obtained for the property, as follows:

15 i. For Short Term Rental properties of less than five (5) gross acres in
16 size, Responsible Operators shall provide notice to owners of all
17 properties located within a 300 foot radius of the Short Term Rental
18 property;

19 ii. For Short Term Rental properties of five (5) gross acres or more in
20 size, Responsible Operators shall provide notice to owners of all
21 properties located within a 600 foot radius of the Short Term Rental
22 property.

23 2. Such notification shall also include the Responsible Operator’s contact
24 information. In the event of a change in the provided contact information,
25 new notification with the updated information shall be provided in the same
26 manner.

27 3. All notification costs shall be borne by the Responsible Operator.

28 b. Initial complaints regarding Short Term Rental violations on a property pursuant to

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

13 c. If the Responsible Operator fails to respond to the Short Term Rental violation within
14 the designated time in Subsection b of this Section or the subject of the complaint
15 needs to be corrected immediately due to health and safety concerns, such as blocked
16 driveways, blocked streets, or excessive noise during quiet hours, the complainant
17 may make a complaint to the 24-hour Code Enforcement Department telephone
18 number. Occupants of surrounding properties shall be apprised of this complaint
19 procedure as part of the notification requirements of this section.

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

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

25 Section 14. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES,
26 AND PENALTIES.

27 a. Initial Inspections.

1 1. Initial Application. Prior to the County issuing a Short Term Rental
2 Certificate, the County is authorized to conduct an initial inspection of the
3 exterior of the intended Short Term Rental property within 30 days of the
4 County's receipt of a Short Term Rental initial application and the
5 accompanying initial registration fee. A Responsible Operator shall be
6 available at the intended Short Term Rental property within sixty (60)
7 minutes of the County's request for this inspection.

8 2. Renewal. For Short Term Rental properties that have been the subject of a
9 Notice of Violation within the past twelve (12) months, prior to the County
10 renewing the related Short Term Rental Certificate, the County is authorized
11 to conduct an inspection of the exterior of the Short Term Rental property
12 within 30 days of the County's receipt of the accompanying renewal fee. A
13 Responsible Operator shall be available at the intended Short Term Rental
14 property within sixty (60) minutes of the County's request for this inspection.

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

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

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

27 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,
28

1 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the
2 following:

- 3 i. Violation of the requirements for maximum occupancy, noise,
4 parking, lighting, outdoor fire area, pets, trash, or any other provision
5 as set forth in this ordinance;
- 6 ii. Violation of any applicable laws, codes, or regulations related to
7 health and safety, which includes, but is not limited to, building,
8 safety, fire, or health; or,
- 9 iii. Any activity at any Short Term Rental that constitutes a public
10 nuisance under applicable state or local law, or which otherwise
11 constitute a hazard to the public health, safety, or general welfare.

12 2. A Responsible Operator conducting, causing, allowing, authorizing,
13 permitting, facilitating, aiding, abetting, suffering, concealing or maintaining,
14 any of the following:

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

Short Term Rental;

- vii. Completion of a Booking Transaction for a Short Term Rental when the related Short Term Rental Certificate has been expired, denied, revoked, or suspended by the County;
 - viii. Violation of any applicable laws, codes or regulations related to health and safety, which includes, but is not limited to, building, safety, fire, or health; or,
 - ix. Any activity at any Short Term Rental that constitutes a public nuisance under applicable state or local law, or which otherwise constitute a hazard to the public health, safety, or general welfare.
- d. The failure of a Responsible Operator to comply with an order of any law enforcement officer shall be grounds for revocation of the Short Term Rental Certificate.
 - e. The Code Enforcement Director, or designee, shall have the authority to establish administrative procedures consistent with the provisions of this ordinance for carrying out and enforcing the requirements and the provisions of this ordinance. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. A person shall not be issued more than one Notice of Violation in a 24-hour period.
 - f. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall control.
 - g. In addition to any other remedies provided by law and unless otherwise specified by this ordinance, violations of this ordinance shall be enforced as authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent.
 - h. Violations of this ordinance shall be deemed a threat to the public health and safety and an infraction. Unless otherwise stated in this section, the administrative citation penalty procedures governing the imposition, enforcement, collection, and

1 administrative review of an administrative citation shall be enforced as authorized in
2 Riverside County Ordinance No. 725 and in accordance with California Government
3 Code Section 53069.4. Each day a violation is committed or permitted to continue
4 shall constitute a separate offense for which the County may issue a separate
5 administrative citation. A person shall not be issued more than one administrative
6 citation in a 24-hour period. The County may issue an administrative citation against
7 the Responsible Operator or Responsible Guest for any violation of this ordinance,
8 as follows:

- 9 1. \$1,500.00 for a first violation of this ordinance;
- 10 2. \$3,000.00 for a second violation of this ordinance related to the same Short
11 Term Rental within one year of the first violation; and
- 12 3. \$5,000.00 for each additional violation of this ordinance related to the same
13 Short Term Rental within one year of the first violation.

14 i. After an administrative hearing has been held in accordance with Riverside County
15 Ordinance No. 725 and a finding has been made that any Responsible Guest or
16 Responsible Operator has violated the provisions of this ordinance or any other
17 Riverside County Ordinance related to a Short Term Rental, the County may suspend
18 or revoke the related Short Term Rental Certificate until the Owner(s) of the property
19 changes. A Short Term Rental Certificate shall be permanently revoked as to the
20 current Owner(s), if either of the following findings are made:

- 21 1. Any Responsible Operator(s) receives three (3) Verified Notices of Violation
22 within a twelve (12) month period for the same Short Term Rental; or,
- 23 2. Any Responsible Operator(s) receives seven (7) Verified Notices of
24 Violation total for the same Short Term Rental.

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

27 Section 16. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
28 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not

1 affect the other provisions of this ordinance which can be given effect without the invalid provision or
2 application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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

5
6 BOARD OF SUPERVISORS OF THE COUNTY
7 OF RIVERSIDE, STATE OF CALIFORNIA

8 By: _____
9 Chair, Board of Supervisors

10 ATTEST:
11 CLERK OF THE BOARD:

12
13 By: _____
14 Deputy

15 (SEAL)

16 APPROVED AS TO FORM
17 October 31, 2023

18
19 By: Sarah K. Moore
20 SARAH K. MOORE
21 Deputy County Counsel
22
23
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28



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 22777)

MEETING DATE:

Wednesday, August 23, 2023

SUBJECT: CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 is an amendment to Riverside County’s Ordinance No. 927 (Short-Term Rentals). The changes to Ordinance No. 927 include establishing a cap on the number of Short-Term Rentals allowed in Idyllwild and Temecula Wine Country, creation of separation requirements, ownership limits and a lottery system for allowing new Short-Term Rental certificates when there is capacity. Other changes include additional enforcement provisions and other minor changes to further clarify permitting and operating requirements for Short-Term Rentals. These changes apply to the unincorporated areas of Riverside County – Project Planner: John Hildebrand at jhildebr@rivco.org

PROPOSED PROJECT

Case Number(s):	Ordinance No. 927
Environmental Type:	Exemption
Area Plan No.	N/A
Zoning Area/District:	N/A
Supervisory District:	All Districts
Project Planner:	John Hildebrand
Project APN(s):	Countywide
Continued From:	



John Hildebrand, Planning Director 8/17/2023

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that Ordinance No. 927.2, amending the County’s Short Term Rental ordinance, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

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APPROVE CHANGE OF ZONE NO. 2100000, associated with an amendment to **Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals and Incorporating By Reference the Abatement and Recovery Procedures of Ordinance No. 725**, which creates special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan and also creates new provisions to be applied Countywide, which include additional organizational, operational, permitting, and enforcement procedures.

PROJECT BACKGROUND AND ANALYSIS

Background

In **January 2016**, the Riverside County Board of Supervisors adopted the initial version of the Short Term Rental (STR) Ordinance (Ord 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 property for transient stays.

Due to the rapid growth of the STR industry and subsequent large increase in STR certificates, on **February 25, 2020**, the County of Riverside's Board of Supervisors adopted an order initiating a comprehensive amendment to Ordinance No. 927 (Short Term Rentals), authored by Supervisor's Kevin Jeffries and Chuck Washington. The Transportation and Land Management Agency – Planning Department and County Counsel were directed to prepare and process the amendment. The comprehensive amendment went through multiple Planning Commission and Board of Supervisor hearings, where it was ultimately approved on **September 13, 2022**, and became effective 30-days later, as Ordinance No. 927.1 (Short Term Rentals).

During this STR overhaul amendment process, the Board of Supervisors enacted an emergency moratorium to prohibit any new STR certificates from being issued in the Idyllwild (including Pine Cove) and Wine Country communities, as defined in the Riverside County General Plan, due to the high concentrations. Ordinance No. 449.251 established the initial moratorium for 45-days, followed by Ordinance No. 449.252, which extended the moratorium for an additional 10 months and 15 days, ending on **September 9th, 2023**. The moratorium was enacted and extended for the purpose of providing County staff time to evaluate and further amend the Short Term Ordinance, to address the high concentrations and operational issues within these two (2) communities. The Board of Supervisors then directed staff to establish two (2) separate subcommittee groups, comprised of STR stakeholders within the Idyllwild and Wine Country communities. County staff subsequently met with both groups over the course of multiple meetings, seeking input with how to address concentrations and operational issues. County staff sought to create a fair and balanced Ordinance that addressed these issues, while continuing to provide opportunities for the STRs to establish themselves and operate responsibly. The following comprises the two (2) STR subcommittee members and meeting dates.

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<u>Idyllwild STR Meeting Dates</u>	<u>Wine Country STR Meeting Dates</u>
<u>Subcommittee Meetings:</u> <ol style="list-style-type: none">1) March 6th, 20232) March 20th, 20233) April 3rd, 20234) April 17th, 20235) July 18th, 2023	<u>Subcommittee Meetings:</u> <ol style="list-style-type: none">1) January 17th, 20232) February 22nd, 20233) March 29th, 20234) April 25th, 20235) May 16th, 20236) June 21st, 2023
<u>In-Person Town Hall Meetings:</u> <ol style="list-style-type: none">1) May 1st, 20232) May 24th, 2023	

Resulting from the subcommittee meetings and implementation of best practices, this Ordinance Amendment includes specific, unique provisions for the Idyllwild and Wine Country communities as well as Countywide provisions. Changes include the establishment of a cap on STR certificates in Idyllwild and Wine Country, separation requirements, a lottery system for when there is capacity to add additional STR certificates, and general operating and enforcement provisions that apply Countywide. The following describes the major changes in more detail.

Idyllwild Provisions:

CAP / Limit – Section 10.d proposes to establish a cap / limit on the number of Short Term Rentals within the unincorporated communities of Idyllwild and Pine Cove. The limit is proposed at 500, which roughly equates to 14% of all dwelling units within these two communities. At the time of staff report preparation, the two communities of Idyllwild and Pine Cove had a combined number of 474 Short Term Rental certificates. The County proposes to give Tier 1 priority to those Short Term Rental operators who had been paying Transient Occupancy Tax (TOT) for a minimum of one (1) year prior to the moratorium becoming effective, which was on **September 9th, 2022**. This is estimated to be approximately 17. Once these prioritized certificates are effective, the lottery system will be implemented to allow any additional certificates up to the cap. It is important to note that even the Tier 1 group must comply with the ownership limit of two (2) Short Term Rental Certificates, as described below. However, the Tier 1 group would not be subject to the separation requirements/density restrictions, as described below.

Separation Requirements / Density – Section 10.e proposes to establish a 150ft separation requirement from any proposed new STR. It shall be measured from the property line, creating a 150ft radius around the proposed new site. Should any other property that has an existing /

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legal STR certificate be located within the 150ft radius, the proposed new site would be ineligible.

Wine County Provisions:

Occupancy – Section 9.e references the number of STR occupants and Wine Country Districts where different STR classes are allowed, further limiting the number of occupants. Short Term Rental Class I allows for a maximum of ten (10) occupants at any time and is allowed in each of the Wine Country districts, including Residential, Equestrian, and Winery. Short Term Rental Class II allows for ten (10) to a maximum of 20 occupants at any time and is ONLY allowed within the Wine Country Winery District, under certain eligibility requirements. There is also a limited stay on enforcement of these provisions for Short Term Rental properties which have existing Booking Transactions, as of the effective date of this ordinance, for an occupancy that exceeds the limits of Short Term Rental Class I in the Residential and Equestrian districts. This limited stay on enforcement shall terminate automatically at 11:59 p.m. on the 180th day after the effective date of this ordinance.

CAP / Limit – Section 9.f establishes the cap on STR certificates for each Wine Country District and is set forth as follows. Winery District allows for a maximum of 114, which roughly equates to 15% of all dwelling units. Equestrian District allows for a maximum of 8, which roughly equates to 8% of all dwelling units. Residential District allows for a maximum of 105 STR certificates, which is roughly 10.5% of all dwelling units. Similar to Idyllwild, those who had been paying TOT for a minimum of one (1) year prior to the moratorium becoming effective, will have the first right of refusal to obtain an STR certificate in Wine Country. Approximately 19, located throughout Wine Country, have been paying TOT. Once those have been fulfilled, and if there is capacity, the lottery system will be implemented. It is important to note that even the Tier 1 group must comply with the ownership limit of two (2) Short Term Rental Certificates, as described below. However, the Tier 1 group would not be subject to the separation requirements/density restrictions, as described below.

Separation Requirements / Density – Section 9.g proposes to establish a 500ft separation requirement from any proposed new STR. It shall be measured from the property line, creating a 500ft radius around the proposed new site. Should any other property that has an existing / legal STR certificate be located within the 500ft radius, the proposed new site would be ineligible.

STR Certificate Ownership Limit – Pursuant to Section 9.d, there is a limit of two (2) STR certificates that any one business or natural person may hold. This provision had been discussed to apply Countywide; however, as currently stated, it only applies to Wine Country and Idyllwild. Any STR certificate owners who own more than two (2), will have an opportunity

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for three (3) renewals before forfeiting any locations to bring the total owned to a maximum of two (2).

Countywide Provisions:

Lottery System – The Lottery System applies to both Idyllwild and Wine Country communities, pursuant to Section 11.3. The County will review the number of STRs in these communities twice per year to determine if there is capacity (under the cap limit) to add additional STR certificates. If it is found there is capacity, a randomized lottery system will become effective. The County will provide an opportunity for anyone to submit a request within the 30-day application window. Upon closing, the County will randomly select from a list, the number of STRs allowed within the respective communities. The STR location is required to meet separation requirements before being issued a certificate, otherwise that location is ineligible.

Rental Age Requirements – Section 8.e adds a minimum age requirement of 21, to be able to rent an STR. This applies Countywide with the exception of Wine Country, where a minimum age of 25 is required.

Violation Fines – Section 14.h now states that not only is the property owner responsible for STR violations, but the “Responsible Operator” or “Responsible Guest” may also separately be cited up to the same amount, which is \$1,500 for first violation, \$3,000 for second violation, and \$5,000 for the third violation.

Violation Occurrences – Section 14.i revises the number of violations before revocation. It states that any STR operator who receives three (3) verified violations within one (1) year, will have their STR certificate revoked. It further states that any operator who receives seven (7) total verified violations over the course of operations, shall also be revoked. Additionally, Section 7 (initial application and renewal requirements) prohibits issuance of a Short Term Rental Certificate if any Responsible Operator received three (3) Verified Notices of Violation within a twelve (12) month period for the Short Term Rental resulting in the issuance of one or more administrative citations. It also prohibits issuance of a Short Term Rental Certificate if any Responsible Operator received seven (7) Verified Notices of Violation total for the Short Term Rental resulting in the issuance of one or more administrative citations. These additions to Section 7 were designed to capture verified violations that would result in revocation proceedings but the revocation proceeding has not been scheduled prior to review of the application. Additionally, Section 14 adds a provision punishing Responsible Operators with revocation of a Short Term Rental Certificate for failure to comply with an order of any law enforcement officer.

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Indemnification – Section 7 requires for all initial applications and renewals that Short Term Rental Owner(s) and Responsible Operator(s) execute an indemnification agreement with the County regarding the Short Term Rental.

Self-Certification Test – Section 7 also requires for all initial applications and renewals that Short Term Rental Owner(s) and Responsible Operator(s) take a self-certification test provided by the County related to understanding and agreeing to compliance with the provisions of the Ordinance.

Reorganization of the Short Term Rental Advertisement and Agreement Requirements – Section 8.q consolidates the existing requirements for Short Term Rental advertisements and agreements into one location for ease of reference.

Short Term Rental Sign Requirements – Section 8.t. requires the identification sign to measure two square feet in area or one foot by two foot in size and to be located in a place that is readily visible from the public view.

Good Neighbor Brochure and Video – Section 8.v. requires Responsible Operators to have each Responsible Guest to review and sign a copy of the Good Neighbor Brochure and an acknowledgment of having viewed the Good Neighbor video prior to occupancy of the Short Term Rental. This information shall be retained by the Responsible Operators for 6 months.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

While a large number of changes are proposed in Ordinance No. 927.2, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.2 or Ordinance No. 927.2 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) The findings and some of the operational requirements merely incorporate existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of findings, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The scope of this project is an amendment to the County’s Short Term Rental Ordinance, Ordinance No. 927.2. This amendment establishes CAPs / limits to the number of Short Term Rental certificates in the Idyllwild and Wine Country areas, as well as separation requirements, a lottery system when there is capacity for new STR certificates if under the CAP, and general provisions related to operations and enforcement. More specifically, Ordinance No. 927.2 is a comprehensive amendment updating and clarifying provisions related to initial applications and renewals, updating the age of the responsible guest, creating specific application and operational requirements for Wine Country and Idyllwild to reduce secondary effects (including limitations on ownership, classifications to reduce occupancy in certain locations, caps on the maximum number of short term rentals, density requirements limiting the number of short term rentals within a specified distance of each other, selection process with lottery for new short term rental certificates) and increased enforcement requirements (including the issuance of administrative citations to guests and a 7 citation limit for revocation). There is no new construction proposed in conjunction with this amendment. This Ordinance does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.2 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

- 1) Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 (Short Term Rentals), include certain provisions that apply only to the Idyllwild and Wine Country communities, as well as other provisions that apply Countywide.

- 2) Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 (Short Term Rentals), modifies the existing regulations by adding a cap / limit to the number of Short Term Rentals allowed in the Idyllwild and Wine Country areas, as well as separation requirements and a lottery system when there is capacity to allow additional certifications.

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3) Change of Zone No. 2100000 and the associated amendments to Ordinance No. 927 (Short Term Rentals), is consistent with and in conformance to all elements of the Riverside County General Plan.

Specifically, General Plan Policy LU 2.1 states, “Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map.” Short Term Rentals may be authorized within existing, privately owned residential dwelling units and supply a need for options for travelers to the County who need transient stay. Updates to the ordinance provide continuity to serve a broad range of land uses, intensities and densities and concentrates growth in appropriate areas that are currently developed. Short Term Rentals can have both impacts and economic benefits. This Short Term Rental Ordinance amendment establishes more appropriate permitting and operational requirements through the establishment of limits in Idyllwild and Wine Country, to ensure a high-level of health and safety is maintained.

Additionally, the General Plan Policy LU 8.1.b. states, “Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity.” Although Short Term Rental certificates are authorized ministerially, each certificate is specifically reviewed and property inspected for compliance with regulations to ensure the highest level of public safety, as well as ensuring the community and surrounding properties are not negatively impacted. Certificates in good standing are responsible for the remittance of transient occupancy taxes for each night a certificate is used.

This proposed ordinance amendment implements the County’s General Plan. General Plan Policy LU 8.9 states, “Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.” and this amendment is providing the opportunity to balance the need for available rental rates with all the conveniences of home that rival hotel rates. Certificates on appropriate sites and the protection of the public’s health, safety and general welfare allow homeowners to make use of an investment and maintain a home for which the use was originally intended.

4) Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927, is internally consistent with the provisions of Ordinance No. 927 (Short Term Rentals).

5) Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 (Short Term Rentals), will have no negative impacts to the Riverside County airport

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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plans. The Project was submitted to the Airport Land Use Commission (ALUC) for review and was found to be consistent with all plans, under File No. ZAP1074RG23.

PUBLIC HEARING NOTIFICATION

A public hearing notice for this ordinance amendment was included in a publication of the **Press Enterprise** and **Desert Sun** newspapers, for the **August 23rd, 2023** Planning Commission. Furthermore, notices were sent through the Planning Department's newsletter and social media outlets. The draft Ordinance was made available for public review and comment, on the Riverside County Planning Department website leading up to the public hearing.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



August 11, 2023

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

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1074RG23
Related File No.: CZ2100000 (Zoning Ordinance Amendment)
APN: Countywide

Dear Mr. Hildebrand,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside Ordinance Amendment (CZ2100000), a proposal to amend Ordinance No. 927.2 (Short Term Rentals), to include establishing a cap on the number of Short Term Rentals allowed in Idyllwild and the Wine Country, creation of separation requirements, ownership limits and a lottery system for allowing new Short Term Rental certificates when there is capacity. Other changes include additional enforcement provisions and other minor changes to further clarify permitting and operating requirements for Short Term Rentals.

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

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

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

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RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 2100000 – Ordinance No. 927.2 (Short Term Rentals)

Project Location: Riverside County

Project Description: Change of Zone No. 2100000 is an amendment to Riverside County's Ordinance No. 927 (Short Term Rentals). The changes to Ordinance No. 927 create special requirements for Idyllwild (including Pine Cove) and Wine Country, as designated in the Riverside County General Plan, which includes the following: an increased minimum age for responsible guests, a cap on the number of Short Term Rentals in each area, limit on the number of Short Term Rental Certificates held simultaneously in each area, further occupancy limits (for Wine Country only), separation or density requirements between Short Term Rentals and a lottery system for allowing new Short Term Rental certificates in each area, when there is capacity. Other changes to Ordinance No. 927 will be applied across the County and include organizational revisions for clarity, new definitions, additional permitting requirements, increased minimum age for responsible guests, and additional enforcement provisions and other minor changes to further clarify the permitting and operating requirements for Short Term Rentals. These changes apply to the unincorporated areas of Riverside County.

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- 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: While a large number of changes are proposed in Ordinance No. 927.2, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.2 or Ordinance No. 927.2 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) The findings and some of the operational requirements merely incorporate existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of findings, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

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NOTICE OF EXEMPTION

Page 2

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John Earle Hildebrand III

County Contact Person

(951) 955-1888

Phone Number



Planning Director

Title

8/17/2023

Date

Signature

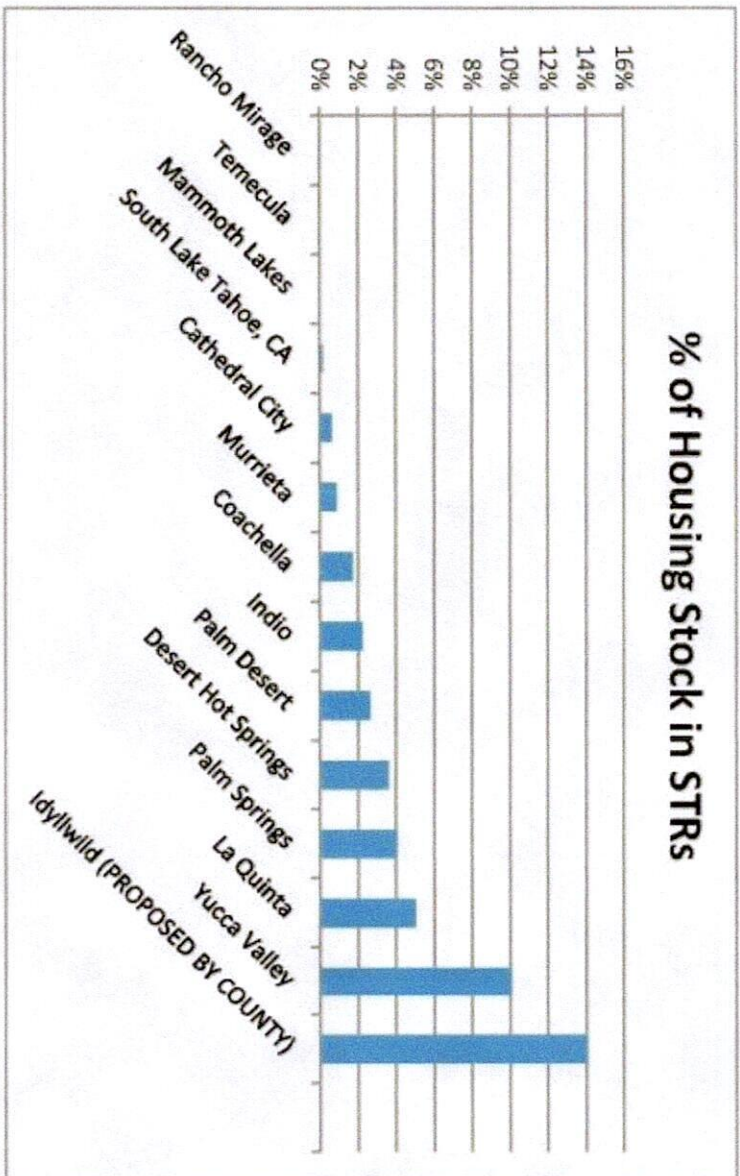
Date Received for Filing and Posting at OPR: _____

County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

Idyllwild (PROPOSED BY COUNTY)

Town	Actual %
Rancho Mirage	0%
Temecula	0%
Mammoth Lakes	0%
South Lake Tahoe, CA	0.15%
Cathedral City	0.6%
Murrieta	0.84%
Coachella	1.70%
Indio	2.20%
Palm Desert	2.62%
Desert Hot Springs	3.57%
Palm Springs	4%
La Quinta	5%
Yucca Valley	10%
Idyllwild (PROPOSED BY COUNTY)	14%



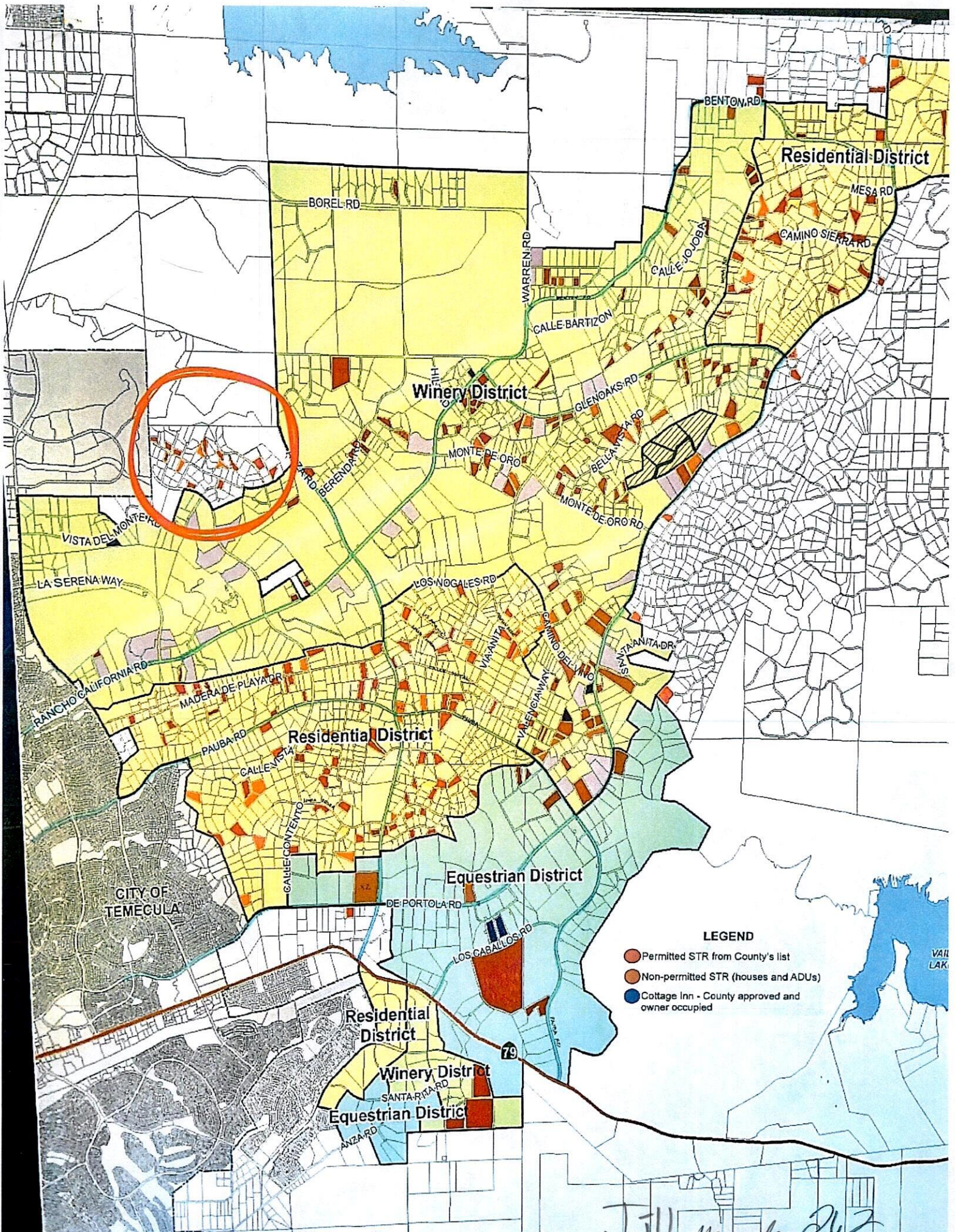
Joel Teinold
21.2

Nearby Cities - STRs - Data Sheet, Page 1

Town	Ord #	Date	CAP	Actual %	Density	# Can be Owned	Legal in R-1 Zone	Insurance	Inspection
Idyllwild	927.2	Pending	14%	13.50%	150'	2	Yes	No	No
Palm Desert	5.1	1/10/2021	None	2.62%	None	Any	Only When Hosted	No	Yes
Cathedral City	5.96	1/1/2023	None	0.6%	None	Any	Only When Hosted	Yes, as STR	Yes
La Quinta	3.25.055	5/2/2021	None	5%	None	Any	No New Permits	No	Yes
Rancho Mirage	17.30.270(B)	7/1/2022	None	0%	N/A	N/A	No	N/A	N/A
Indian Wells	5.2	3/15/2018	None	Unknown	None	Any	Yes	No	No
Palm Springs	5.25	11/28/2022	20%/2=10%	4%	66 Areas	1	Yes	Yes, Commercial	Yes
Desert Hot Springs	5.44	Pending	4%	3.57%	500'	Any	Yes	Yes, \$1M	Yes
Indio	17.66	12/1/2021	None	2.20%	None	Any	Yes	Yes	Yes
Coachella	5.8	4/1/2017	None	1.70%	None	Any	Yes	No	No
Temecula	17-06-030	1/14/2020	None	0%	N/A	N/A	No	N/A	N/A
Murrieta	561-22	10/20/2020	300 Units	0.84%	None	N/A	Only When Hosted	Yes	Yes
Mammoth Lakes	Measure Z	2015	None	0%	None	Any	No	No	Yes
South Lake Tahoe, CA	Measure T	12/20/2018	None	0.15%	None	1	No	No	No
Yucca Valley	Ord. 304 Code 5.40	12/20/2022	10%, Counted Annually	Unknown	None	Any	Yes	No	No
Palm Desert: 37,043 Housing Units; 972 STRs									
Cathedral City: 23,304 Housing Units; 133 STRs as of 7/31/2023									
La Quinta: 24,533 Housing Units; 1236 STRs in existence, permitted									
Palm Springs: Max of 20% throughout City (66 areas), but for only 26 contracts (as of 2026), i.e. 1/2 year 35,127 Housing Units; 2,812 STRs = 8.01% (for 1/2 year) = 4% equivalent for full year									
Desert Hot Springs: 11,640 Housing Units; 06/26/2023 415 STRs									
Indio: 39,937 Housing Units; 879 STRs, as of 12/2021									
Coachella: 14,674 Housing Units; 252 STRs, as of 4/2023									
Murrieta: 35,904 Housing Units; 300 STRs allowed									

Nearby Cities - STRs - Data Sheet, Page 2

Town	
Idyllwild	500 STRs Max is proposed; more than last count which was 482 Certs.
Palm Desert	Home Share and Estates, HOAs which permit it and R3. No renewals in R-1
Cathedral City	Home Share and Resort HOA Only. No renewals Elsewhere
La Quinta	Only in Certain Tourist & Commercial Zones. Renewals Permitted.
Rancho Mirage	
Indian Wells	29 day Minimum except during Tennis Tournament when 7 day minimum is allowed; HOAs can do what they want
Palm Springs	After 2026 existing and new permits will be for 26 contracts only per year
Desert Hot Springs	
Indio	
Coachella	
Temecula	
Murrieta	
Mammoth Lakes	Allowed only in Commercial, Resort, Multi-Family Zones
South Lake Tahoe, CA	Not in ANV residentially zoned area; unless if resident, 30 days per year; home shares allowed; 80 combined right now.
Yucca Valley	
	In General, any HOA which explicitly allows it, can have STRs (but most don't)



Jill Hernandez 2/12

to view the measurement.

Total Distance: 381 feet

