

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



ITEM: 21.1
(ID # 23549)

MEETING DATE:

Tuesday, November 28, 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%] CONTINUED FROM NOVEMBER 7, 2023

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

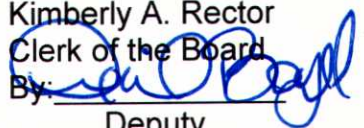
ACTION:Policy


John Hildebrand, Planning Director 11/28/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as amended to include: the dates for the lotteries that will occur twice per year in January and July; provisions that if an STR certificate was fraudulently obtained, it would be grounds for immediate revocation; include the pocket area with the same regulations as the residential district of wine country; allow for transfers to immediate family members in the residential district of wine country and all of Idyllwild unless they do not meet the requirements; and direct staff to report back in 6 months on the implementation, effectiveness, and enforcement of Ordinance 927.2.

Ayes: Jeffries, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: November 28, 2023
xc: Planning, COB_{CF}

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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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;
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; and,
3. **DIRECT** staff to return in two (2) years and provide a full report on the implementation, effectiveness, and enforcement of Ordinance No. 927.2 (Short Term Rentals).

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:

The Board of Supervisors conducted a public hearing on November 7, 2023 to consider provision changes to Riverside County's Ordinance No. 927 (Short Term Rentals), that would implement caps and separation requirements within the Wine Country and Idyllwild communities. Additional STR provisions related to general operations, enforcement, and application processing that would apply Countywide, were also considered. The Board took public testimony and concluded by closing the public hearing and deliberated on the proposed changes. The Board continued the item to November 28, 2023 and requested additional changes to the Ordinance, along with clarification of the following items:

1) North Pocket Area – Above Wine Country

The area generally located north of Calle Contento and east of City of Temecula includes a pocket of 120 parcels that are located within the unincorporated area of Riverside County, but not within the Wine Country Community Plan. Given the proximity to Wine Country and the current oversaturation of STRs in the community, the Board of Supervisors considered adding

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this community into Wine Country, for the purpose of applying the same STR rules as that of the Wine Country – Residential (WC-R). As described, this pocket area includes 120 parcels whereby 85 parcels have a primary residential structure and 35 are vacant properties. There are 16 permitted STRs in this area, which results in a 19% saturation or 1 to 5.31 ratio of STR usage to the overall number of dwelling units. If the desire is to implement the same STR rules as those within the Wine Country Residential district, this could be achieved by listing the 120 parcels by their Assessor Parcel Number (APN) in the Ordinance and describe the general boundary of the area. (The APNs have been included in the revised draft ordinance, in the event this provision is requested.) However, there should also be a consideration to expand the WC-R cap proportionately, taking into account the additional dwelling units and existing STR certificates. If the desire is to include the pocket area and apply the same STR rules as that of WC-R, then the following is recommended:

The current cap for WC-R is proposed at 105 which is a 10.5% usage of all residential dwelling units (998) to STRs. Adding the pocket area dwelling units to the overall count, results in a new total number of dwellings which is $998 + 85 = 1,083$. A continued utilization of 10.5% results in a 114 STR cap limit for the entire WC-R area.

There are currently 98 STR certificates within the WC-R, plus an additional 16 within the pocket area, totaling 114 existing STR certificates. In addition to the existing certificates there would also be the Tier 1 operators who paid transient occupancy tax (TOT) directly with the County, as well as an unknown number of additional Tier 1 operators who were only registered through AirBnB and paying TOT. This will result in exceeding the proposed cap to some unknown number.

2) Certificate Transfers

Several STR operators and the Board of Supervisors expressed concerns about STR certificates being non-transferable, even in a situation where another family member is gifted the residence through a trust, or directly due to a family member passing. The purpose behind the non-transference is to obtain cap and separation distance compliance through attrition over time. Should the Board desire to allow STR certificate transfers to a family member, this could be achieved in the following way. Upon transfer of the property to a qualifying relative (Family Member), the STR certificate would need to be transferred to the new owner within 180-days. The new owner would need to demonstrate to the County the relationship as a Family Member, which has been defined as, "A spouse, domestic partner, child, stepchild, grandchild, parent, stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent, great grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (child of aunt or uncle)." This is proposed to be allowed within the Idyllwild and Wine Country communities. Transference of STR certificates anywhere else in the County can occur, as there are no caps.

3) Certificate Ownership

The Board of Supervisors expressed concerns about limiting the number of STR certificates per person or business to just two (2), within the Wine Country and Idyllwild areas. This provision

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has been modified to now allow all STR operators to keep their existing certificates and not relinquish the excess after three (3) renewals; however, any additional new certificates after the ordinance becomes effective would be limited to two (2). If an individual person or business already holds two (2) or more certificates, then no further certificates would be issued. This only applies to the Wine Country and Idyllwild areas, there are no ownership restrictions anywhere else in the County. For reference, as of November 20, 2023, the following information related to ownership numbers has been extracted from the GovOS STR database.

Wine Country:

- 22 people / businesses have 2 STR certificates
- 1 people / businesses have 3 STR certificates
- 1 people / businesses have 4 STR certificates
- 1 people / businesses have 5 STR certificates

Idyllwild:

- 80 people / businesses have 2 STR certificates
- 10 people / businesses have 3 STR certificates
- 2 people / businesses have 4 STR certificates
- 2 people / businesses have 5 STR certificates

This ownership data only refers to the communities of Idyllwild and Wine Country and not owners who may hold multiple STR certificates outside of the communities as well.

4) Tier 1 and Transient Occupancy Tax

As stated in the STR Ordinance, those who do not have an STR certificate, but had registered with the County of Riverside's Treasurer – Tax Collector and had been paying Transient Occupancy Tax (TOT) a minimum of one (1) year prior to the moratorium becoming effective, which is from September 13, 2022 to one (1) year prior of September 13, 2021, will have the first opportunity to obtain an STR certificate. The caps were structured around these known additional numbers. During Planning Commission and the subsequent period preparing for the Board of Supervisors, it was brought to the County's attention that a second potential group of Tier 1 operators fell into a similar situation. An unknown number of unpermitted STR operators had been listing their STR on Airbnb, but had also been paying TOT, as Airbnb automatically collects the fees. Those TOT fees are transmitted to the County in batch form quarterly, but Airbnb does not provide a detailed listing of individual accounts or who individually paid. Should the Board of Supervisors desire to accommodate this additional group into Tier 1, it could be implemented through the following process. The County would advertise an opportunity for Airbnb operators to submit a request for eligibility determination. A submittal timeframe of 90-days would open, whereby the County would review all requests. Information such as account details, payment receipts, and operating timeframes would be reviewed, and if the criteria is met, the operator would be allowed to obtain the STR certificate. Given the privacy restrictions related to account information with Airbnb, the County is unable to know how many operators would fall into this category, unlike those who directly registered with the County, which is a known number. This will have an unknown impact to the caps in Wine Country and Idyllwild, due

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to the uncertainty of how many additional STRs would be allowed under this scenario. As a result, it is proposed to initially allow 10 additional certificates above the cap who fall into the Tier 1 category, then evaluate how many additional requests for certifications are received.

5) Wine Country – Winery (WC-W) Cap

Wine Country Winery (WC-W) is considered a regional destination area and is anticipated to support additional commercial uses such as wineries, events, and lodging. As a result, it is recognized that a larger proportion of STRs should be located within this district. As originally proposed, a cap of 114 STR certificates would be allowed, which is roughly 15% of all dwelling units. During discussions at the Board of Supervisor's hearing, it was felt that this number was too low and requested the cap be expanded, to reflect the intended usage of the winery district. As a result, the proposed cap is being expanded to approximately 17% with a cap limit of 129 certificates for the Wine Country – Winery.

6) STR Rental Age Restriction

As proposed, the new Countywide minimum age to rent an STR is 21, which has been increased from 18. Within the Wine Country area, the minimum age has been further increased to 25. There was discussion regarding the increased age of 25 in Wine Country and the appropriateness. Should the Board desire to change this, the recommendation would be 21 countywide, including Wine Country.

7) STRs located on Unpaved Roads

The request about potentially restricting a residence from being used as an STR when located on an unpaved road, was discussed extensively during the previous Short Term Rental Ordinance changes, related to 927.1. At that time, we collectively concluded that due to all various roadway conditions from County vs. privately owned, maintenance responsibilities, and road types, such as concrete, asphalt, decomposed granite, or compacted dirt, it was problematic implementing a specific restriction and applying it consistently and equitably. Furthermore, we are characterizing STRs as a residential use and therefore they should be allowed wherever a residence has been permitted. It is not recommended to restrict STRs based upon a set of road conditions.

8) Lottery vs. Wait List

When there is capacity to add additional STRs in Wine Country and Idyllwild when the total number of STR certificates is under the cap, a lottery would occur. Section 11.3.v of Ordinance No. 927, establishes how the lottery will take place. Creating and managing a waitlist, can be problematic and challenging to defend. How a waitlist gets started and how new requests get added are complicated due to ensuring an equitable opportunity for everyone to submit their request, which is generally done on a first-request basis. A lottery system is the most transparent and fair way to allow new STRs and is the recommended approach.

9) STR Czar

The Planning Department currently has a dedicated employee who manages the STR program, in addition to Code Enforcement's Special Enforcement Team (SET). The existing role is to

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assist with new STR operator requests for certification, manage the monthly billing and renewal cycles, as well as troubleshoot any specific STR operational issues. The goal of this position is to continue refining the application and billing process to make it more efficient, as well as expand the role to include outreach, education, and community awareness of all things related to Short Term Rentals. There are no recommended changes to the ordinance; however, further refinement of this role will be implemented over time.

10) STR Hotline

The County has established a toll-free 24/7 Code Enforcement call center, which has a live person available at times – (951) 955-2004. This can be used to voice a complaint about an STR that has become a nuisance. The responding actions to take place are outlined in the STR ordinance and involve notifying the responsible STR operator of the complaint and a site visit by a Code Enforcement officer. The responding Code Enforcement Officer will evaluate the situation and has the discretion to issue an Administrative Citation or Notice of Violation when severe enough.

General Clean-up Provisions

The following are restatements of the other proposed changes, resulting from community input and implementation of best practices. These provisions have been reworked to provide further clarity.

Parking – Section 8.h.4 is revised by removing the required STR occupant to vehicle ratio and simply states the Off-site parking for STRs is not allowed.

Violation Fines – Section 14.e 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. The Code Enforcement Officer may issue either an Administrative Citation or Notice of Violation, both of which result in the same fee penalty.

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

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enforcement officer. Any Administrative Citation issued, does not count towards the 3 per year and 7 total, only a Notice of Violation does.

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 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 has been revised for clarity to simply ensure acknowledgement that the brochure and video have been reviewed by the guest.

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 the following 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

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causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The scope of this project is an amendment to the County’s Short Term Rental Ordinance, Ordinance No. 927.2. 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.

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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, 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)


Stephanie Perez, Deputy Director of Admin. Services 11/22/2023


Aaron Gettis, Deputy County Counsel 11/22/2023

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 ~~d.~~

- 1 e. Eligible Properties. Property that is located within an area of the County that is
2 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
3 Certificate.
- 4 f. Family Member. A spouse, domestic partner, child, stepchild, grandchild, parent,
5 stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent,
6 great-grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-
7 law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (child of an aunt or
8 uncle).
- 9 f.g. Good Neighbor Brochure. A brochure and related materials, available from the
10 County, to be given to Guests, which includes a summary of the County’s regulations
11 relating to Short Term Rentals.
- 12 g.h. Guest. The overnight occupants renting the Short Term Rental for a specified period
13 and the visitors of those overnight occupants.
- 14 h.i. Hosted Stay. A Short Term Rental which is occupied by the Owner for the duration
15 of the rental to a Responsible Guest(s).
- 16 i.j. Hosting Platform. A person or entity that participates in the Short Term Rental
17 business by collecting or receiving a fee or other compensation, directly or indirectly
18 through an agent or intermediary, when conducting a Booking Transaction for a
19 Short Term Rental using any medium of facilitation, including, but not limited to,
20 the Internet.
- 21 j.k. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and
22 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as
23 may be amended.
- 24 k.l. Local Contact Person. The person designated by the Owner, Owner’s Authorized
25 Representative, or Operator who shall be available twenty-four hours per day, seven
26 days per week for the purpose of responding within sixty minutes to complaints
27 related to the Short Term Rental, who has access and authority to assume
28 management of the unit and is responsible for taking remedial action to resolve such

1 complaints.

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

6 m.n. Notice of Violation. A notice issued for violation of this ordinance in accordance
7 with the provisions of this ordinance and procedures in Riverside County Ordinance
8 No. 725.

9 n.o. Operator. The Owner or the Owner’s Authorized Representative who offers or
10 provides the Short Term Rental.

11 o.p. Owner. The person or Owner Entity that holds legal or equitable title to the Short
12 Term Rental property.

13 p.q. Owner’s Authorized Representative. The individual(s) identified in writing by the
14 Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner
15 may delegate certain duties of the Owner’s Authorized Representative to more than
16 one party.

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

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

23 t. Responsible Operator. Any Operator who is responsible for the Short Term Rental,
24 which includes the Owner(s), Owner’s Authorized Representative(s), Operator(s),
25 and Local Contact Person(s).

26 ///

27 ///

28 s. ///

1 ~~u.~~ Responsible Persons. The persons responsible for compliance with the provisions of
2 this ordinance, include the following:

- 3 1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of
4 age;
- 5 2. Local Contact Person(s) of the Short Term Rental;
- 6 3. Owner(s) of the Short Term Rental;
- 7 4. Owner's Authorized Representative(s) of the Short Term Rental; or,
- 8 5. Operator(s) of the Short Term Rental.

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

24 ~~w.~~ Short Term Rental Cap. The maximum number of Short Term Rentals allowed by
25 the County in a defined area.

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

28 ~~w.~~

1 x-y. Short Term Rental Class I. A Short Term Rental located in Wine Country that allows
2 a maximum number of ten (10) occupants at any one time.

3 y-z. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
4 more than 10 occupants and up to a maximum of 20 occupants at any one time.

5 z-aa. Short Term Rental Program Manager. The certified manager who is retained by the
6 County and is responsible for assisting with administering the County’s Short Term
7 Rental program.

8 bb. Tier 1 Cap. For Tier 1 only, the Short Term Rental Cap plus an additional ten (10)
9 Short Term Rentals.

10 aa-cc. Verified Notice of Violation. A Notice of Violation issued for violation of any
11 provision of this ordinance and is either not timely appealed by the recipient or is
12 appealed and upheld in favor of the County.

13 bb-dd. Wine Country. The Wine Country – Winery District, Wine Country – Equestrian
14 District, and Wine Country – Residential District, as defined in this ordinance
15 Temecula Valley Wine Country Policy Area, as designated in the Riverside County
16 Comprehensive General Plan, as may be amended.

17 ee-ee. Wine Country – Winery District. The Wine Country – Winery District, as designated
18 in the Temecula Valley Wine Country Policy Area of the Riverside County
19 Comprehensive General Plan, as may be amended.

20 dd-ff. Wine Country – Equestrian District. The Wine Country – Equestrian District, as
21 designated in the Temecula Valley Wine Country Policy Area of the Riverside
22 County Comprehensive General Plan, as may be amended.

23 ee-gg. Wine Country – Residential District. The Wine Country – Residential District, as
24 designated in the Temecula Valley Wine Country Policy Area of the Riverside
25 County Comprehensive General Plan, as may be amended, and, for the purposes of
26 this ordinance only, the properties identified as of the effective date of this ordinance
27 by the following Assessor’s Parcel Numbers: 943-150-020, 943-150-021, 943-150-
28 022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-

1 [160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021,](#)
2 [943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022,](#)
3 [943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037,](#)
4 [943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010,](#)
5 [943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024,](#)
6 [943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031,](#)
7 [943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009,](#)
8 [943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024,](#)
9 [943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014,](#)
10 [943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008,](#)
11 [943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020,](#)
12 [943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010,](#)
13 [943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008,](#)
14 [943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010,](#)
15 [943-180-013, 943-180-014, 943-180-018, 943-180-019, 943-180-025, 943-190-007,](#)
16 [943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003,](#)
17 [943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019,](#)
18 [943-190-025, 943-190-029, 943-190-033, 943-190-035, 943-200-016, 943-200-020,](#)
19 [943-200-030, 943-270-001, 943-270-006, 943-270-008.](#)

20 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in
21 Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
22 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
23 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
24 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
25 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
26 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
27 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage,
28 or other facility in which human beings are detained and housed under legal restraint; any housing owned

1 or controlled by an educational institution and used exclusively to house students, faculty, or other
2 employees with or without their families, any fraternity or sorority house or similar facility occupied
3 exclusively by students and employees of such educational institutions and officially recognized and
4 approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes;
5 any housing owned by a governmental agency and used to house its employees or for governmental
6 purposes; any camp as defined in the Labor Code; and any employee housing or other housing furnished
7 by an employer exclusively for employees or employees and their families; single room occupancy units,
8 as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

9
10 Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

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

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

3 ~~1.~~

4 2. For Short Term Rental properties in Wine Country, the additional
5 requirements for initial applications, as described in Section 9 and Section
6 11, are met;

7 3. For Short Term Rental properties in Idyllwild, the additional requirements
8 for initial applications, as described in Section 10 and Section 11, are met;

9 4. The name, address, and telephone number of all Owner(s) and Responsible
10 Operator(s) of the Short Term Rental property;

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

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

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

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

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

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

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

28 12. The Applicant declares the Short Term Rental property is in compliance with

1 all applicable health and safety laws, codes, or regulations, including, but not
2 limited to, building, safety, fire, and health;

3 ~~12.~~

4 13. The County determines the maximum number of occupants for the Short
5 Term Rental;

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

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

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

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

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

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

24 20. The ~~Owner has not had the~~ Short Term Rental Certificate has not been
25 permanently revoked as to the current Owner(s), pursuant to Section 11 of
26 this ordinance.

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

28 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual

1 basis based on the anniversary of the original Short Term Rental Certificate issuance
2 by submitting to the Planning Department or its designee a request for renewal and
3 a renewal fee, in accordance with Riverside County Ordinance No. 671. The
4 Planning Department or its designee may approve a renewal of a Short Term Rental
5 Certificate only if all of the following requirements are met:

6 ~~6.~~

- 7 1. The Applicant submits a completed application with all required information
8 pursuant to this Section;
- 9 2. The Applicant meets all requirements for the initial application, as described
10 in Subsection a of this Section;
- 11 3. For Short Term Rental properties in Wine Country, the additional
12 requirements for renewals, as described in Section 9 and Section 11, are met;
- 13 4. For Short Term Rental properties in Idyllwild, the additional requirements
14 for renewals, as described in Section 10 and Section 11, are met;
- 15 5. The renewal fee is paid in full, in accordance with Riverside County
16 Ordinance No. 671;
- 17 6. The Applicant provides information concerning any changes to the initial
18 application or prior renewal for the Short Term Rental Certificate;
- 19 7. The Applicant declares the Short Term Rental property is in compliance with
20 all provisions of this ordinance and all other applicable laws;
- 21 8. The Applicant and all Responsible Operator(s) complete a self-certification
22 test provided by the County on the requirements and compliance with the
23 provisions of this ordinance. Completion of the self-certification test is
24 required with each renewal of the Short Term Rental Certificate;
- 25 9. For Short Term Rental properties that have been the subject of a Notice of
26 Violation within the past twelve (12) months, within 30 days of the County's
27 receipt of the renewal fee, the County is authorized to verify the Short Term
28 Rental has the required sign, adequate on-site parking, and working Noise

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

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

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

11 12. The Short Term Rental Certificate has not been permanently revoked as to
12 the current Owner(s), pursuant to Section 11 of this ordinance.

13 d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals
14 are not subject to lottery selection, as described in Section 11 of this ordinance.

15 e. Denial of a Short Term Rental Certificate is appealable to an administrative hearing
16 officer in accordance with the administrative hearing procedures in Section 10 of
17 Riverside County Ordinance No. 725.

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

21 g. No Transfer of a Short Term Rental Certificate.

22 1. Short Term Rental Certificates do not run with the land. A Short Term Rental
23 Certificate shall expire automatically when the Owner or responsible party
24 for the Short Term Rental or Short Term Rental property changes, and a new
25 initial application and initial registration fee, in accordance with Riverside
26 County Ordinance No. 671, will be required to obtain a new Short Term
27 Rental Certificate for the property.

28 2. Exception for Family Transfer in Wine Country and Idyllwild: Short

§

1 Term Rental Certificates in Wine Country and Idyllwild, only, may be
2 transferred when the Owner(s) of the Short Term Rental property transfers
3 title of the property to a Family Member, heir, inter vivos trust, family trust,
4 or other similar type of trust estate. Within 180 days from the date of
5 recordation of the property transfer, the new Owner(s) is required file a
6 complete transfer application with the Planning Department to legally
7 transfer the name of the Short Term Rental Certificate to the new Owner. If
8 the deadline is not met, the Short Term Rental Certificate shall expire
9 automatically and a new initial application and initial registration fee, in
10 accordance with Riverside County Ordinance No. 671, will be required to
11 obtain a new Short Term Rental Certificate for the property.

12
13 h. The County may use the registration fees to cover any County costs for administering
14 or enforcing this ordinance, including the County's Short Term Rental Program
15 Manager.

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

23 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

24 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
25 conceal, maintain, or advertise any Short Term Rental activity that does not comply
26 with the provisions of this ordinance.

27 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a
28 manner that complies with this ordinance and all applicable laws, rules, and

1 regulations pertaining to the use and occupancy of a Short Term Rental.

- 2 c. The Short Term Rental shall not be used for a temporary event, as defined in
3 Riverside County Ordinance No. 348, unless a temporary event permit has been
4 obtained by the Responsible Operator.
- 5 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
6 consecutive calendar days total but not less than two (2) consecutive days and one
7 (1) night, which includes counting portions of calendar days as full days.
- 8 e. Responsible Guests of a Short Term Rental in all areas of the County, except Wine
9 Country, must be at least twenty-one (21) years of age.
- 10 f. A Responsible Operator shall only enter into or ensure the Hosting Platform only
11 enters into one Booking Transaction to rent the Short Term Rental to one Responsible
12 Guest for a specified period of time, unless the Responsible Operator is operating a
13 Hosted Stay. A Responsible Operator may enter into or allow a Hosting Platform to
14 enter into multiple Booking Transactions to rent the Short Term Rental for a Hosted
15 Stay, provided that the number of rooms rented does not exceed five (5) and the
16 occupancy of the Short Term Rental does not exceed the limits described by the Short
17 Term Rental Certificate and this ordinance.
- 18 g. If a lot contains multiple one family dwellings, only one Short Term Rental
19 Certificate may be issued for that lot. In this event, the multiple one family dwellings
20 shall be rented together to a Responsible Guest as one Short Term Rental. Multiple
21 one family dwellings on a lot does not increase the maximum occupancy of the Short
22 Term Rental as defined in this ordinance.
- 23 h. Occupancy.
- 24 1. The occupancy of a Short Term Rental is limited to 200 square feet per
25 person, up to a maximum number of occupants that is determined by the size
26 of the property, as follows:
- 27 i. For properties of one half (½) acre or less in size, the maximum
28 number of occupants shall not exceed ten (10) persons;

- ii. For properties of more than one half (½) acre and up to two (2) gross acres in size, the maximum number of occupants shall not exceed sixteen (16) persons;
- iii. For properties of over two (2) gross acres in size, the maximum number of occupants shall not exceed twenty (20) persons.

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

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

~~0.~~—A Responsible Operator shall provide adequate on-site parking spaces to accommodate the maximum number of occupants approved with the Short Term Rental Certificate. ~~One on-site parking space is required for every four occupants allowed by the Short Term Rental Certificate. On-site parking spaces shall be located within an approved driveway, garage, and/or carport area.~~ Off-site parking is not permitted for Short Term Rentals.

i.

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

1 the Guests or other occupants of the Short Term Rental comply with Riverside
2 County Ordinance Nos. 847 and 924.

3 ~~i.~~_____

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

7 ~~j.~~ l._____ 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 m._____ 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 ~~k.~~

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

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

21 ~~n.~~ p._____ Snow Removal.

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

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

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

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

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

- 17 1. Current and valid Short Term Rental Certificate number;
- 18 2. Transient occupancy tax registration certificate number;
- 19 3. Number of onsite parking spaces provided and that no offsite parking is
20 permissible;
- 21 4. ~~4.~~ Maximum occupancy of the Short Term Rental; and,
- 22 4.
- 23 ~~5.~~ 5. Age requirement of Responsible Guests, in compliance with this ordinance.

24 ~~6.~~ 6. The Short Term Rental shall not be used for a temporary event, as defined in Riverside County Ordinance
25 No. 348, unless a temporary event permit has been obtained by the Responsible Operator;

26 ~~7.~~ 7. Requirement to comply with Riverside County Ordinance No. 847, including quiet hours between the hours
27 of 10 PM and 7 AM;

1 ~~8. Requirement to comply with Riverside County Ordinance No. 924, related to loud or unruly parties,~~
2 ~~gatherings, or other similar events;~~

3 ~~9. Requirement to comply with Riverside County Ordinance No. 915 Regulating Outdoor Lighting, including~~
4 ~~light trespass;~~

5 ~~10. Requirement to comply with Riverside County Ordinance No. 878 related to pets; and,~~

6 ~~11.5. Notice that any activity at any Short Term Rental that constitutes a public nuisance under~~
7 ~~applicable state or local law, or which otherwise constitutes a hazard to the public health,~~
8 ~~safety, or general welfare is prohibited.~~

9 r.t. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
10 comply with, or ensure the Hosting Platform(s) complies with, Riverside County
11 Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance and any
12 applicable assessments, including TBIDs and TMDs.

13 s.u. The Responsible Operator shall post or cause to be posted in a prominent location on
14 the interior of the Short Term Rental the following information, in accordance with
15 all applicable laws and the provisions of this ordinance:

- 16 1. Responsible Operator name and number;
- 17 2. Local Contact Person name and number;
- 18 3. The telephone number for the Sheriff's Department, Short Term Rental
19 Manager, and the Code Enforcement Department, including the 24-hour
20 Code Enforcement Department telephone number;
- 21 4. The website information for Rivco Ready, in the event of an emergency;
- 22 5. Evacuation plan for the Short Term Rental showing emergency fire
23 extinguisher locations, interior pedestrian exit routes, and exterior vehicular
24 exit routes;
- 25 6. The maximum number and precise location of onsite parking spaces;
- 26 7. A copy of the Short Term Rental Operational Requirements described in
27 Section 8 of this ordinance;
- 28

- 1 8. Trash pick-up day and applicable rules and regulations;
- 2 9. A copy of Riverside County Ordinances No. 847 and 927;
- 3 10. A copy of the Good Neighbor Brochure; and
- 4 11. Notification that a Responsible Operator or Guest may be cited or fined by
- 5 the County in accordance with this ordinance and Riverside County
- 6 Ordinance No. 725.

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

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

24 ~~t.w.~~ While a Short Term Rental is rented, the Responsible Operator shall be available
25 twenty-four hours per day, seven days a week, for the purpose of responding to
26 complaints regarding the condition or operation of the Short Term Rental or Guests'
27 conduct at the Short Term Rental in accordance with Section 10 of this ordinance.

28 ~~t.x.~~ Prior to a Responsible Guest occupying a Short Term Rental, the Responsible

Operator shall do all of the following:

1. Obtain the name, address, and copy of a valid government identification of the Responsible Guest;
2. Provide a copy of the Good Neighbor Brochure to the Responsible Guest;
3. Require 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. ~~A copy of the Good Neighbor Brochure signed by each Responsible Guest shall be retained by the Responsible Operator for a minimum of six months and shall be provided upon request to the County; and,~~
4. Require the Responsible Guest to execute a formal acknowledgement that he or she is legally responsible for compliance by all Guests or occupant(s) of the Short Term Rental with all applicable laws, rules, and regulations pertaining to the use and occupancy of the Short Term Rental. ~~; and,~~
5. ~~Maintain the information required herein, including copies of the notices provided, for a period of three (3) years and make it available upon request by any officer of the County responsible for enforcement of any provision of this ordinance or any other applicable law, rule, or regulation pertaining to the use and occupancy of the Short Term Rental.~~

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

Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY.

a. Applicability. Property within Wine Country shall comply with the ownership and

1 operational requirements for Short Term Rentals outlined in this section.

2 b. Conflicting regulations. If any section of this ordinance is in conflict with any other
3 section of this ordinance, then the more stringent requirements shall control.

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

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

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

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

28 1. Wine Country – Winery District.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is allowed with the following additional requirements:
 - (1) -At least fifty percent (50%) of the Short Term Rental property net acreage shall be planted with vineyards or other agricultural crop(s);
 - (2) Adherence to the County’s pre-approved list of upgrades to the Short Term Rental from the County Building Official, as approved by the County Executive Office, as described in Section 8; and,
 - ~~(3)~~ Submittal of a site plan, subject to ministerial review by the County.

~~(3)~~

2. Wine Country – Equestrian District.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is not allowed.
- iii. Limited Stay on Enforcement for the Wine Country – Equestrian District. The County shall not enforce the provisions of this Subsection ~~Section aa~~ against 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. This provision shall terminate automatically at 11:59 p.m. on the 180th day after the effective date of this ordinance.

3. Wine Country – Residential District.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is not allowed.
- iii. Limited Stay on Enforcement for the Wine Country – Residential District. The County shall not enforce the provisions of this

1 ~~Subsection~~Section against Short Term Rental properties which have
2 existing Booking Transactions, as of the effective date of this
3 ordinance, for an occupancy that exceeds the limits of Short Term
4 Rental Class I. This provision shall terminate automatically at 11:59
5 p.m. on the 180th day after the effective date of this ordinance.

6 f. Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine
7 Country shall be determined by a percentage of parcels with ~~the~~ existing single
8 family residential units within the Wine Country districts as specified below, as of
9 the effective date of this ordinance.

10 1. Wine Country – Winery District. The maximum combined number of Short
11 Term Rentals in this district shall be no more than ~~44~~129, which equates to
12 approximately ~~45~~17 percent of the existing number of single family
13 residential units in the Wine Country – Winery District~~district, as of the~~
14 ~~effective date of this ordinance.~~

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

20 3. Wine Country – Residential District. The maximum number of Short Term
21 Rentals in this district shall be no more than ~~105~~114, which equates to
22 approximately 10.5 percent of the existing number of single family
23 residential units in the Wine Country – Residential District~~district, as of the~~
24 ~~effective date of this ordinance.~~

25 3.4. Exception. The Short Term Rental Caps described in this Subsection shall
26 not apply or be enforced against any Owner who has an approved Short Term
27 Rental Certificate as of the effective date of this ordinance.

28 g. Short Term Rental Density Requirements for Wine Country. Short Term Rental

1 properties shall not be located within a 500-foot radius of any other Short Term
2 Rental property. The 500-foot radius shall be measured from the property line of the
3 desired Short Term Rental. The County shall deny the Short Term Rental Certificate,
4 if the 500-foot radius from the desired Short Term Rental property includes any
5 portion of a property with an approved Short Term Rental Certificate.

6 1. Limited Exception. The limitations of this Subsection ~~(g) of this Section~~ shall
7 not apply or be enforced against any Owner who has an approved Short Term
8 Rental that does not meet the requirements of this Subsection ~~(g)~~ as of the
9 effective date of this ordinance or Eligible Properties selected in Tier 1. ~~These~~
10 ~~Owners-Current Short Term Rental Certificate holders~~ may continue to renew
11 their valid Short Term Rental Certificates so long as the Responsible
12 Operator(s) complies with the provisions of this ordinance. Eligible
13 Properties selected in Tier 1 may obtain a Short Term Rental Certificate so
14 long as they comply with all other application requirements of this ordinance.
15 However, any new Short Term Rental Certificates will not be granted for
16 properties within 500 feet of any property with a valid Short Term Rental
17 Certificate in Wine Country.

18 Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

- 19 a. Applicability. Property within Idyllwild shall comply with the ownership and
20 operational requirements for Short Term Rentals outlined in this section.
- 21 b. Conflicting regulations. If any section of this ordinance is in conflict with any other
22 section of this ordinance, then the more stringent requirements shall control.
- 23 c. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner
24 Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in
25 Idyllwild. “Holding” a Short Term Rental Certificate shall be defined to include the
26 Owner, Owner Entity, and any ownership interest, or responsible person for the
27 ownership interest of the Owner or Owner Entity.

28 1. Exception. The limitations of this Subsection ~~(e) of this Section~~ shall not

1 apply or be enforced against any Owner or Owner Entity that holds more than
2 two (2) Short Term Rental Certificates simultaneously in Idyllwild as of the
3 effective date of this ordinance. These Owners and Owner Entities may
4 continue to renew their existing valid Short Term Rental Certificates so long
5 as the Responsible Operator(s) complies with the provisions of this
6 ordinance. ~~These Owners and Owner Entities may apply for three (3) more~~
7 ~~renewals of their Short Term Rental Certificates until they are required to~~
8 ~~comply with the provisions of this Subsection (c) of this Section.~~ However,
9 these Owners and Owner Entities shall not be approved for any additional
10 Short Term Rental Certificates in Idyllwild until they are in compliance with
11 the limitations of this Subsection (c) of this Section. These Owners and
12 Owner Entities may seek additional Short Term Rental Certificates for
13 properties which are not located in Idyllwild.

14 d. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall
15 be determined by a percentage of ~~the~~parcels with existing single family residential
16 units in Idyllwild, as of the effective date of this ordinance. The maximum number
17 of Short Term Rentals in Idyllwild shall be no more than 500, which equates to
18 approximately 14 percent of the existing number of single family residential units in
19 Idyllwild, as of the effective date of this ordinance.

20
21 1. Exception. The Short Term Rental Caps described in this Subsection shall
22 not apply or be enforced against any Owner who has an approved Short Term
23 Rental Certificate as of the effective date of this ordinance.

24 e. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties
25 shall not be located within a 150 foot radius of any other Short Term Rental property.
26 The 150 foot radius shall be measured from the property line of the desired Short
27 Term Rental. The County shall deny the Short Term Rental Certificate, if the 150
28 foot radius from the desired Short Term Rental property includes any portion of a

1 property with an approved Short Term Rental Certificate.

- 2 1. ~~Limited~~Exception. The limitations of this Subsection ~~(e)~~ of this Section shall
3 not apply or be enforced against any Owner who has an approved Short Term
4 Rental that does not meet the requirements of this Subsection ~~(e)~~ as of the
5 effective date of this ordinance or Eligible Properties selected in Tier 1. ~~These~~
6 ~~Owners-Current Short Term Rental Certificate holders~~ may continue to renew
7 their valid Short Term Rental Certificates so long as the Responsible
8 Operator(s) complies with the provisions of this ordinance. Eligible
9 Properties selected in Tier 1 may obtain a Short Term Rental Certificate so
10 long as they comply with all other application requirements of this ordinance.
11 However, any new Short Term Rental Certificates will not be granted for
12 properties within 150 feet of any property with a valid Short Term Rental
13 Certificate in Idyllwild.

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

- 16 a. Additional Application Requirements ~~For~~ Initial Applications. Applicants seeking
17 an initial Short Term Rental Certificate for a property located in Wine Country or
18 Idyllwild, must meet the following additional requirements:
- 19 1. The Applicant provides the following information:
- 20 i. Names and addresses of all Short Term Rental Certificates held by all
21 Owner or Owner Entities, including all ownership interests and
22 responsible parties for all ownership interests, of the Short Term
23 Rental property in Wine Country or Idyllwild; and,
24 ii. For all Owner Entities of the Short Term Rental property, disclosure
25 of the names of all ownership interests within each level of the Owner
26 Entity structure and responsible parties for all ownership interests.
- 27 2. The desired Short Term Rental meets all of the requirements for the
28 applicable location (for Wine County, Section 9 of this ordinance, and for

1 Idyllwild, Section 10 of this ordinance) including, but not limited to, the
2 following:

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

11 ~~(0) — Limited Exception: Eligible Properties selected in Tier 1 are~~
12 ~~not subject to this requirement.~~

13 4.3. Eligible Properties. The County shall implement a two-tiered process to
14 select Eligible Properties for areas of Wine Country and Idyllwild.

15 i. Tier 1: A property that has not been issued a Short Term Rental
16 Certificate but the Owner(s) or Responsible Operator(s) paid
17 Transient Occupancy Taxes for the property by registering with the
18 County or Airbnb, only, for the entire period of operation from
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, or any Tier 1 property that does not obtain a Short
22 Term Rental Certificate in Tier 1.

23 ~~ii.~~

24 iii. The selection process for Tier 1 Eligible Properties shall occur before
25 the selection process for Tier 2 Eligible Properties~~Tier 1 properties~~
26 ~~shall have the opportunity to become Eligible Properties before Tier~~
27 ~~2 properties. The selection of Tier 1 Eligible Properties shall not be~~
28 ~~subject to the Short Term Rental Cap for Wine Country and Idyllwild,~~

1 as applicable. Tier 2 properties shall only be selected as Eligible
2 Properties once the selection process for Tier 1 properties is complete
3 and if the Short Term Rental Cap for Wine Country and Idyllwild, as
4 applicable, has not been exceeded.

5 iv. Selection Process for Tier 1 Eligible Properties. After the effective
6 date of this ordinance, the County shall conduct a one-time selection
7 for Tier 1 properties.

8 (1) The County shall publish notice of the Tier 1 application
9 period on the Riverside County Planning Department website
10 for at least 15 days prior to opening the application period.
11 After the 15-day notice period, the County will open the
12 application period for 930 days and close it at 11:59 p.m. on
13 the 930th day. Once the application period closes, the County
14 shall verify whether the applications meet the Tier 1
15 requirements, in accordance with this Section. Only qualified
16 Tier 1 applications shall have the opportunity to be selected as
17 Eligible Properties.

18 (2) If the number of qualified Tier 1 applications received does
19 not exceed the Tier 1 Cap, then Aall verified Tier 1 properties
20 shall become Eligible Properties. Once selected, Eligible
21 Properties in Tier 1 must meet all the Short Term Rental
22 application requirements of Section 7 and the additional
23 application requirements in this Section 11.

24 (3) However, if the number of qualified Tier 1 applications
25 received exceeds the Tier 1 Cap, the County shall implement
26 a lottery to select Eligible Properties up to the Tier 1 Cap.
27 Once selected, Eligible Properties must meet all the Short
28

1 Term Rental application requirements of Section 7 and the
2 additional application requirements in this Section 11. If any
3 Eligible Property does not meet all of the application
4 requirements in Section 7 and Section 11, then the County
5 shall not issue a Short Term Rental Certificate for that
6 property. In that case, the County shall utilize the same set of
7 qualified Tier 1 applications and use the lottery system to
8 select another Eligible Property and determine whether it
9 meets the application requirements of Section 7 and Section
10 11. This process shall continue until the number of Short Term
11 Rental Certificates issued reaches no more than 10 additional
12 properties beyond the Short Term Rental Cap.

13 (4) Any Tier 1 properties that do not receive a Short Term Rental
14 Certificate in Tier 1 shall become Tier 2 properties and may
15 choose to participate in the selection process for Tier 2
16 Eligible Properties.

17 iv. —

18 v. Selection Process for Tier 2 Eligible Properties. After the one-time
19 Tier 1 selection is complete, in areas of the County in which the
20 number of valid Short Term Rental Certificates is less than the Short
21 Term Rental Cap ~~has not been exceeded~~, the County shall implement
22 a lottery to select Eligible Properties from Tier 2.

23 (1) Twice a year, the County shall evaluate whether the number
24 of Short Term Rental Certificates falls below the Short Term
25 Rental Cap in Idyllwild, as described in Section 10, or Wine
26 Country, as described in Section 9. The County shall publish
27 notice of the lottery application period on the Riverside
28 County Planning Department website for at least 30 days prior

1 to opening the Short Term Rental application period. After the
2 30 day notice period, the County will open the application
3 period for 30 days and close it at 11:59 p.m. on the 30th day.
4 Once the application period closes, the County shall use a
5 lottery system to select Eligible Properties from the submitted
6 applications.

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

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

23 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of
24 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,
25 must meet the [additional requirements for initial applications, as described in this](#)
26 [Section 11 following additional requirements:](#)

27 ~~1. The additional requirements for initial applications, as described in this~~
28 ~~Section 11, are met.~~

1 2. ~~Exceptions.~~

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

5 Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

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

16 Section 13. NOTIFICATION AND COMPLAINTS.

17 a. Notification.

18 ~~2.1.~~ Within ten (10) days of approval of a Short Term Rental Certificate, a
19 Responsible Operator shall provide written notice that a Short Term Rental
20 Certificate was obtained for the property, as follows:

- 21 i. For Short Term Rental properties of less than five (5) gross acres in
22 size, Responsible Operators shall provide notice to owners of all
23 properties located within a 300 foot radius of the Short Term Rental
24 property;
- 25 ii. For Short Term Rental properties of five (5) gross acres or more in
26 size, Responsible Operators shall provide notice to owners of all
27 properties located within a 600 foot radius of the Short Term Rental
28 property.

1 ~~3.2.~~ Such notification shall also include the Responsible Operator's contact
2 information. In the event of a change in the provided contact information,
3 new notification with the updated information shall be provided in the same
4 manner.

5 ~~4.3.~~ All notification costs shall be borne by the Responsible Operator.

- 6 b. Initial complaints regarding Short Term Rental violations on a property pursuant to
7 this ordinance will generally be directed to the Responsible Operator. The
8 Responsible Operator for the Short Term Rental shall be responsible for correcting
9 the violation promptly, which includes, within sixty (60) minutes, contacting the
10 Responsible Guest to correct the violation and visiting the site, if necessary, to ensure
11 that the violation has been corrected. ~~The Responsible Operator of a Short Term~~
12 ~~Rental shall report any such complaints, and their resolutions or attempted~~
13 ~~resolutions, to the Riverside County Planning Department within two (2) business~~
14 ~~days of the occurrence.~~ Failure to respond to complaints or, meet a Code
15 Enforcement Officer within sixty (60) minutes, ~~or report complaints to the Planning~~
16 ~~Department within two (2) business days of the occurrence~~ shall be considered a
17 violation of this ordinance, and may constitute cause for revocation of the Short Term
18 Rental Certificate.
- 19 c. If the Responsible Operator fails to respond to the Short Term Rental violation within
20 the designated time in Subsection b of this Section or the subject of the complaint
21 needs to be corrected immediately due to health and safety concerns, such as blocked
22 driveways, blocked streets, or excessive noise during quiet hours, the complainant
23 may make a complaint to the 24-hour Code Enforcement Department telephone
24 number. Occupants of surrounding properties shall be apprised of this complaint
25 procedure as part of the notification requirements of this section.
- 26 d. For complaints related to the issuance of a Short Term Rental Certificate and
27 compliance with this ordinance should be directed to the Planning Department.
- 28 e. The Responsible Operator shall be subject to all administrative, legal, and equitable

1 remedies available to the County for failure to comply with the provisions of this
2 section.

3 Section 14. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES,
4 AND PENALTIES.

5 a. Initial Inspections.

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

13 2. Renewal. For Short Term Rental properties that have been the subject of a
14 Notice of Violation within the past twelve (12) months, prior to the County
15 renewing the related Short Term Rental Certificate, the County is authorized
16 to conduct an inspection of the exterior of the Short Term Rental property
17 within 30 days of the County's receipt of the accompanying renewal fee. 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 this inspection.

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

26 b. Subsequent Inspections. The Code Enforcement Department may request subsequent
27 exterior inspections of the Short Term Rental property at any time. Responsible
28

1 Operator shall make all reasonable attempts to comply with the Code Enforcement
2 Department's requests or the Short Term Rental may be deemed in violation of this
3 ordinance.

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

5 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,
6 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the
7 following:

8 i. Violation of the requirements for maximum occupancy, noise,
9 parking, lighting, outdoor fire area, pets, trash, or any other provision
10 as set forth in this ordinance;

11 ii. Violation of any applicable laws, codes, or regulations related to
12 health and safety, which includes, but is not limited to, building,
13 safety, fire, or health; or,

14 iii. Any activity at any Short Term Rental that constitutes a public
15 nuisance under applicable state or local law, or which otherwise
16 constitute a hazard to the public health, safety, or general welfare.

17 2. A Responsible Operator conducting, causing, allowing, authorizing,
18 permitting, facilitating, aiding, abetting, suffering, concealing or maintaining,
19 any of the following:

20 i. Failure to take action to respond to a complaint pursuant to Section
21 10 of this ordinance;

22 ii. Failure to notify Planning Department when the Responsible
23 Operator or Local Contact Person's contact information changes;

24 iii. Violation of the maximum occupancy, noise, or any other
25 requirements as set forth in this ordinance;

26 iv. Providing of false or misleading information on any Short Term
27 Rental application, or other documentation required by this
28

ordinance;

- v. Advertisement of any property for Short Term Rental purposes without a valid County-issued Short Term Rental Certificate for the Short Term Rental property;
- vi. Completion of a Booking Transaction for a Short Term Rental 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.~~ A person shall not be issued more than one Notice of Violation in a 24-hour period.

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

d. Enforcement. In addition to any other remedies provided by law and unless otherwise specified by this ordinance, violations of this ordinance shall be enforced as

1 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall
2 be treated as a public nuisance and strict liability offense regardless of intent. Each
3 day a violation is committed or permitted to continue shall constitute a separate
4 offense for which the County may issue a separate Notice of Violation. The Code
5 Enforcement Director, or designee, shall have the authority to establish
6 administrative procedures consistent with the provisions of this ordinance for
7 carrying out and enforcing the requirements and the provisions of this ordinance. If
8 any provision of this ordinance conflicts with any provision of any other Riverside
9 County Ordinance, the more restrictive provision shall control.

10 ~~g.~~

11 h.e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the
12 public health and safety and an infraction. Unless otherwise stated in this section, the
13 administrative citation penalty procedures governing the imposition, enforcement,
14 collection, and administrative review of an administrative citation shall be enforced
15 as authorized in Riverside County Ordinance No. 725 and in accordance with
16 California Government Code Section 53069.4. -However, administrative citations
17 may be issued to a Responsible Guest without first issuing a Notice of Violation.
18 Each day a violation is committed or permitted to continue shall constitute a separate
19 offense for which the County may issue a separate administrative citation. ~~A person~~
20 ~~shall not be issued more than one administrative citation in a 24-hour period.~~ The
21 County may issue an administrative citation against the Responsible Operator or
22 Responsible Guest for any violation of this ordinance, as follows:

- 23 1. \$1,500.00 for a first violation of this ordinance;
- 24 2. \$3,000.00 for a second violation of this ordinance related to the same Short
25 Term Rental within one year of the first violation; and
- 26 3. \$5,000.00 for each additional violation of this ordinance related to the same
27 Short Term Rental within one year of the first violation.

28 i.f. After an administrative hearing has been held in accordance with Riverside County

1 Ordinance No. 725 and a finding has been made that any Responsible Guest or
2 Responsible Operator has violated the provisions of this ordinance or any other
3 Riverside County Ordinance related to a Short Term Rental, the County may suspend
4 or revoke the related Short Term Rental Certificate until the Owner(s) of the property
5 changes. Revocation. A Short Term Rental Certificate shall be permanently revoked
6 as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued
7 until all the Owner(s) of the property changes, subject to an administrative hearing
8 officer in accordance with the administrative hearing procedures in Section 10 of
9 Riverside County Ordinance No. 725, if either any of the following findings are
10 made:

11 1. Any Responsible Operator(s) fails to comply with an order of any law
12 enforcement officer;

13 1.2. Any Responsible Operator(s) receives three (3) Verified Notices of Violation
14 within a twelve (12) month period for the same Short Term Rental. If multiple
15 Notices of Violation are issued in a 24-hour period, only one Notice of
16 Violation per 24-hour period may count towards the number of Verified
17 Notices of Violation described in this subsection; or,

18 3. Any Responsible Operator(s) receives seven (7) Verified Notices of
19 Violation total for the same Short Term Rental. If multiple Notices of
20 Violation are issued in a 24-hour period, only one Notice of Violation per 24-
21 hour period may count towards the number of Verified Notices of Violation
22 described in this subsection.

23 2.—

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

26 Section 16. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
27 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not
28 affect the other provisions of this ordinance which can be given effect without the invalid provision or

1 application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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6
7 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
8 adoption.

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

12 By: _____
13 Chair, Board of Supervisors

14 ATTEST:
15 CLERK OF THE BOARD:

16
17 By: _____
18 Deputy

19 (SEAL)

20
21 APPROVED AS TO FORM
22 ~~August~~ October ~~November~~ _____, 2023

23 By: _____
24 SARAH K. MOORE
25 Deputy County Counsel
26
27
28

1 ORDINANCE NO. 927.2

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 REGULATING SHORT TERM RENTALS AND
5 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
6 RECOVERY PROCEDURES OF ORDINANCE NO. 725
7

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

9 Section 1. Ordinance No. 927 is amended in its entirety to read as follows:

10
11 “ORDINANCE NO. 927

12
13 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
14 REGULATING SHORT TERM RENTALS AND
15 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
16 RECOVERY PROCEDURES OF ORDINANCE NO. 725
17

18 Section 1. FINDINGS.

- 19 a. The Board of Supervisors finds that there continues to be an increase in privately
20 owned residential dwellings being used as Short Term Rentals in the unincorporated
21 areas of the County of Riverside, especially within Wine Country and Idyllwild.
- 22 b. While Short Term Rentals have been a staple in the County and they provide a benefit
23 to the County by expanding the number and type of lodging facilities, the exponential
24 increase continues to cause adverse impacts that have the potential to endanger the
25 health and safety of residents and guests and the very environment and resources that
26 attract visitors to the County.
- 27 c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties
28 include unpermitted large-scale events, excessive noise, disorderly conduct, traffic

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,
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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.

- 1 e. Eligible Properties. Property that is located within an area of the County that is
2 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
3 Certificate.
- 4 f. Family Member. A spouse, domestic partner, child, stepchild, grandchild, parent,
5 stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent,
6 great-grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-
7 law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (child of an aunt or
8 uncle).
- 9 g. Good Neighbor Brochure. A brochure and related materials, available from the
10 County, to be given to Guests, which includes a summary of the County's regulations
11 relating to Short Term Rentals.
- 12 h. Guest. The overnight occupants renting the Short Term Rental for a specified period
13 and the visitors of those overnight occupants.
- 14 i. Hosted Stay. A Short Term Rental which is occupied by the Owner for the duration
15 of the rental to a Responsible Guest(s).
- 16 j. Hosting Platform. A person or entity that participates in the Short Term Rental
17 business by collecting or receiving a fee or other compensation, directly or indirectly
18 through an agent or intermediary, when conducting a Booking Transaction for a
19 Short Term Rental using any medium of facilitation, including, but not limited to,
20 the Internet.
- 21 k. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and
22 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as
23 may be amended.
- 24 l. Local Contact Person. The person designated by the Owner, Owner's Authorized
25 Representative, or Operator who shall be available twenty-four hours per day, seven
26 days per week for the purpose of responding within sixty minutes to complaints
27 related to the Short Term Rental, who has access and authority to assume
28 management of the unit and is responsible for taking remedial action to resolve such

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complaints.

- m. Noise Monitor. A sound level meter meeting the standards of the American National Standards Specifications for Sound Level Meters or another acoustical or decibel measurement device with similar capabilities and features that does not have a camera, record conversations, nor store any personal data.
- n. Notice of Violation. A notice issued for violation of this ordinance in accordance with the provisions of this ordinance and procedures in Riverside County Ordinance No. 725.
- o. Operator. The Owner or the Owner’s Authorized Representative who offers or provides the Short Term Rental.
- p. Owner. The person or Owner Entity that holds legal or equitable title to the Short Term Rental property.
- q. Owner’s Authorized Representative. The individual(s) identified in writing by the Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner may delegate certain duties of the Owner’s Authorized Representative to more than one party.
- r. Owner Entity. An Owner that is a corporation, limited liability company, trust, or entity other than a natural person.
- s. Responsible Guest. A Guest of the Short Term Rental who entered into a Booking Transaction to rent the Short Term Rental and is legally responsible for ensuring that all Guests of the Short Term Rental comply with all applicable laws, rules, and regulations pertaining to the use and occupancy of the Short Term Rental.
- t. Responsible Operator. Any Operator who is responsible for the Short Term Rental, which includes the Owner(s), Owner’s Authorized Representative(s), Operator(s), and Local Contact Person(s).

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1 u. Responsible Persons. The persons responsible for compliance with the provisions of
2 this ordinance, include the following:

- 3 1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of
4 age;
- 5 2. Local Contact Person(s) of the Short Term Rental;
- 6 3. Owner(s) of the Short Term Rental;
- 7 4. Owner's Authorized Representative(s) of the Short Term Rental; or,
- 8 5. Operator(s) of the Short Term Rental.

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

24 w. Short Term Rental Cap. The maximum number of Short Term Rentals allowed by
25 the County in a defined area.

26 x. Short Term Rental Certificate. A certificate that allows the use of a privately owned
27 residential dwelling as a Short Term Rental pursuant to this ordinance.
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- 1 y. Short Term Rental Class I. A Short Term Rental located in Wine Country that allows
2 a maximum number of ten (10) occupants at any one time.
- 3 z. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
4 more than 10 occupants and up to a maximum of 20 occupants at any one time.
- 5 aa. Short Term Rental Program Manager. The certified manager who is retained by the
6 County and is responsible for assisting with administering the County’s Short Term
7 Rental program.
- 8 bb. Tier 1 Cap. For Tier 1 only, the Short Term Rental Cap plus an additional ten (10)
9 Short Term Rentals.
- 10 cc. Verified Notice of Violation. A Notice of Violation issued for violation of any
11 provision of this ordinance and is either not timely appealed by the recipient or is
12 appealed and upheld in favor of the County.
- 13 dd. Wine Country. The Wine Country – Winery District, Wine Country – Equestrian
14 District, and Wine Country – Residential District, as defined in this ordinance.
- 15 ee. Wine Country – Winery District. The Wine Country – Winery District, as designated
16 in the Temecula Valley Wine Country Policy Area of the Riverside County
17 Comprehensive General Plan, as may be amended.
- 18 ff. Wine Country – Equestrian District. The Wine Country – Equestrian District, as
19 designated in the Temecula Valley Wine Country Policy Area of the Riverside
20 County Comprehensive General Plan, as may be amended.
- 21 gg. Wine Country – Residential District. The Wine Country – Residential District, as
22 designated in the Temecula Valley Wine Country Policy Area of the Riverside
23 County Comprehensive General Plan, as may be amended, and, for the purposes of
24 this ordinance only, the properties identified as of the effective date of this ordinance
25 by the following Assessor’s Parcel Numbers: 943-150-020, 943-150-021, 943-150-
26 022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-
27 160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021,
28 943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022,

1 943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037,
2 943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010,
3 943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024,
4 943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031,
5 943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009,
6 943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024,
7 943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014,
8 943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008,
9 943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020,
10 943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010,
11 943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008,
12 943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010,
13 943-180-013, 943-180-014, 943-180-018, 943-180-019, 943-180-025, 943-190-007,
14 943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003,
15 943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019,
16 943-190-025, 943-190-029, 943-190-033, 943-190-035, 943-200-016, 943-200-020,
17 943-200-030, 943-270-001, 943-270-006, 943-270-008.

18 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in
19 Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
20 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
21 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
22 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
23 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
24 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
25 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage,
26 or other facility in which human beings are detained and housed under legal restraint; any housing owned
27 or controlled by an educational institution and used exclusively to house students, faculty, or other
28 employees with or without their families, any fraternity or sorority house or similar facility occupied

1 exclusively by students and employees of such educational institutions and officially recognized and
2 approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes;
3 any housing owned by a governmental agency and used to house its employees or for governmental
4 purposes; any camp as defined in the Labor Code; and any employee housing or other housing furnished
5 by an employer exclusively for employees or employees and their families; single room occupancy units,
6 as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

7 Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

- 21 a. Initial Application. A Responsible Operator shall submit to the Planning Department
22 or its designee a Short Term Rental Certificate initial application provided by the
23 County and initial registration fee, in accordance with Riverside County Ordinance
24 No. 671. The Planning Department or its designee may approve an initial application
25 for a Short Term Rental Certificate only if all of the following requirements are met:
- 26 1. The Applicant submits a completed application with all required information
27 pursuant to this Section;
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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;
 17. Within 30 days of the County's receipt of an initial application, the County is authorized to verify the Short Term Rental has the required sign, adequate on-site parking, and working Noise Monitor system, pursuant to Sections 8 and 11 of this ordinance. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for an exterior inspection to verify the requirements have been met;
 18. Any Responsible Operator(s) has not received three (3) Verified Notices of Violation within a twelve (12) month period;
 19. Any Responsible Operator(s) has not received seven (7) Verified Notices of Violation total for the Short Term Rental; and,
 20. The Short Term Rental Certificate has not been permanently revoked as to the current Owner(s), pursuant to Section 11 of this ordinance.
- b. A Short Term Rental Certificate shall be valid for one year from the date of issuance.
 - c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual basis based on the anniversary of the original Short Term Rental Certificate issuance by submitting to the Planning Department or its designee a request for renewal and a renewal fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee may approve a renewal of a Short Term Rental Certificate only if all of the following requirements are met:

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1. The Applicant submits a completed application with all required information pursuant to this Section;
2. The Applicant meets all requirements for the initial application, as described in Subsection a of this Section;
3. For Short Term Rental properties in Wine Country, the additional 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;

1 11. Any Responsible Operator(s) has not received seven (7) Verified Notices of
2 Violation total for the Short Term Rental; and,

3 12. The Short Term Rental Certificate has not been permanently revoked as to
4 the current Owner(s), pursuant to Section 11 of this ordinance.

5 d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals
6 are not subject to lottery selection, as described in Section 11 of this ordinance.

7 e. Denial of a Short Term Rental Certificate is appealable to an administrative hearing
8 officer in accordance with the administrative hearing procedures in Section 10 of
9 Riverside County Ordinance No. 725.

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

13 g. No Transfer of a Short Term Rental Certificate.

14 1. Short Term Rental Certificates do not run with the land. A Short Term Rental
15 Certificate shall expire automatically when the Owner or responsible party
16 for the Short Term Rental or Short Term Rental property changes, and a new
17 initial application and initial registration fee, in accordance with Riverside
18 County Ordinance No. 671, will be required to obtain a new Short Term
19 Rental Certificate for the property.

20 2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term
21 Rental Certificates in Wine Country and Idyllwild, only, may be transferred
22 when the Owner(s) of the Short Term Rental property transfers title of the
23 property to a Family Member, heir, inter vivos trust, family trust, or other
24 similar type of trust estate. Within 180 days from the date of recordation of
25 the property transfer, the new Owner(s) is required file a complete transfer
26 application with the Planning Department to legally transfer the name of the
27 Short Term Rental Certificate to the new Owner. If the deadline is not met,
28 the Short Term Rental Certificate shall expire automatically and a new initial

1 application and initial registration fee, in accordance with Riverside County
2 Ordinance No. 671, will be required to obtain a new Short Term Rental
3 Certificate for the property.

4 h. The County may use the registration fees to cover any County costs for administering
5 or enforcing this ordinance, including the County's Short Term Rental Program
6 Manager.

7 i. Any declaration made by the Applicant as part of the Short Term Rental Certificate
8 initial application or renewal process is subject to further review and/or investigation
9 for confirmation by the Planning Department or its designee. The Applicant may also
10 be required to submit records demonstrating compliance with this Section, upon
11 request by the Planning Department or its designee. Any material misstatement or
12 omission in a Short Term Rental Certificate initial application or renewal is grounds
13 for denial or revocation of a Short Term Rental Certificate.

14 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

15 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
16 conceal, maintain, or advertise any Short Term Rental activity that does not comply
17 with the provisions of this ordinance.

18 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a
19 manner that complies with this ordinance and all applicable laws, rules, and
20 regulations pertaining to the use and occupancy of a Short Term Rental.

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

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

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

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

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

14 h. Occupancy.

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

18 i. For properties of one half (½) acre or less in size, the maximum
19 number of occupants shall not exceed ten (10) persons;

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

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

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

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

5 i. A Responsible Operator shall provide adequate on-site parking spaces to
6 accommodate the maximum number of occupants approved with the Short Term
7 Rental Certificate. Off-site parking is not permitted for Short Term Rentals.

8 j. Responsible Operators, Responsible Guests, and other occupants of the Short Term
9 Rental shall each comply with the noise requirements of Riverside County Ordinance
10 No. 847, including quiet hours between the hours of 10 PM and 7 AM, and Riverside
11 County Ordinance No. 924, related to loud or unruly parties, gatherings, or other
12 similar events. Outdoor amplified sound, generally defined as any sound that is
13 increased by any amplified equipment or sound that is electronically enhanced, must
14 comply with the provisions of Riverside County Ordinance No. 847. The
15 Responsible Operator shall use reasonably prudent business practices to ensure that
16 the Guests or other occupants of the Short Term Rental comply with Riverside
17 County Ordinance Nos. 847 and 924.

18 k. A Responsible Operator shall install and maintain in continuous operation a Noise
19 Monitor on the exterior of the Short Term Rental to ensure compliance with
20 Riverside County Ordinance No. 847.

21 l. Responsible Operators, Responsible Guests, and other occupants of the Short Term
22 Rental shall each comply with Riverside County Ordinance No. 915 Regulating
23 Outdoor Lighting, including light trespass.

24 m. Outdoor fire areas shall be permissible only when not otherwise prohibited by state
25 or local fire bans, regulations, rules, or guidelines. When legally permissible, outdoor
26 fire areas shall be located on a non-combustible surface and extinguished as soon as
27 it is no longer in use or by 10:00 p.m., whichever is earlier.
28

- 1 n. Pets, if allowed by a Responsible Operator, shall be secured at all times on the
2 property of the Short Term Rental. Continual barking or other nuisances created by
3 pets are prohibited under all applicable laws, including Riverside County Ordinance
4 No. 878.
- 5 o. Trash and refuse shall not be left stored within public view, except in proper
6 containers for purposes of collection by the County's authorized waste hauler.
- 7 p. Snow Removal.
- 8 1. Snow removed from private driveways and parking lots of a Short Term
9 Rental may not be dumped, deposited, or placed or pushed into a street or
10 other public right-of-way, except to the extent that such activity shall not
11 increase the depth of snow on the street or right-of-way by over three inches
12 at any point within the right-of-way.
- 13 2. Snow removed from the Short Term Rental may not be piled to block or cover
14 a fire hydrant, standpipe, or other water delivery service for fire protection.
- 15 q. Each Short Term Rental shall have a Responsible Operator readily available to
16 handle any questions or complaints during all Short Term Rental activities. Any
17 change to the contact information for a Responsible Operator of a Short Term Rental
18 shall immediately be provided in writing to the Planning Department, to neighboring
19 properties within three hundred feet of the Short Term Rental, and on any postings
20 required by this ordinance.
- 21 r. Short Term Rentals shall not be allowed in private residential dwelling units that
22 violate any applicable health or safety laws, rules or regulations, including, but not
23 limited to, building, safety, fire, or health, or in tents, recreational vehicles,
24 treehouses, yurts, non-habitable structures, or other structures not intended for
25 permanent residential occupancy.
- 26 s. The Responsible Operator shall identify or cause to be identified in any rental
27 agreements for the Short Term Rental and in any Short Term Rental advertisements
28 (including in any newspaper, magazine, brochure, hosting platform, or internet

1 website) the following general information and requirements of the Responsible
2 Guests and all occupants:

- 3 1. Current and valid Short Term Rental Certificate number;
- 4 2. Transient occupancy tax registration certificate number;
- 5 3. Number of onsite parking spaces provided and that no offsite parking is
6 permissible;
- 7 4. Maximum occupancy of the Short Term Rental; and,
- 8 5. Age requirement of Responsible Guests, in compliance with this ordinance.

9 t. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
10 comply with, or ensure the Hosting Platform(s) complies with, Riverside County
11 Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance and any
12 applicable assessments, including TBIDs and TMDs.

13 u. The Responsible Operator shall post or cause to be posted in a prominent location on
14 the interior of the Short Term Rental the following information, in accordance with
15 all applicable laws and the provisions of this ordinance:

- 16 1. Responsible Operator name and number;
- 17 2. Local Contact Person name and number;
- 18 3. The telephone number for the Sheriff's Department, Short Term Rental
19 Manager, and the Code Enforcement Department, including the 24-hour
20 Code Enforcement Department telephone number;
- 21 4. The website information for Rivco Ready, in the event of an emergency;
- 22 5. Evacuation plan for the Short Term Rental showing emergency fire
23 extinguisher locations, interior pedestrian exit routes, and exterior vehicular
24 exit routes;
- 25 6. The maximum number and precise location of onsite parking spaces;
- 26 7. A copy of the Short Term Rental Operational Requirements described in
27 Section 8 of this ordinance;
- 28 8. Trash pick-up day and applicable rules and regulations;

- 1 9. A copy of Riverside County Ordinances No. 847 and 927;
- 2 10. A copy of the Good Neighbor Brochure; and
- 3 11. Notification that a Responsible Operator or Guest may be cited or fined by
- 4 the County in accordance with this ordinance and Riverside County
- 5 Ordinance No. 725.

6 v. A Short Term Rental shall not change the residential character of the property, except
7 for the required exterior onsite Short Term Rental sign. The Responsible Operator
8 shall post one (1) identification sign, measuring two square feet in area or one foot
9 by two foot in size, in the exterior of the Short Term Rental in a place that is readily
10 visible from the public view. Any other advertising signs promoting or identifying
11 the Short Term Rental or otherwise shall only be permitted as otherwise authorized
12 under Riverside County Ordinance No. 348. The required identification sign shall
13 be posted onsite at the Short Term Rental in a location that is clearly visible, and
14 shall clearly state the following information in lettering of sufficient size to be easily
15 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 w. 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 x. 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; and,
- 6 4. Require the Responsible Guest to execute a formal acknowledgement that he
7 or she is legally responsible for compliance by all Guests or occupant(s) of
8 the Short Term Rental with all applicable laws, rules, and regulations
9 pertaining to the use and occupancy of the Short Term Rental.

- 10 y. A Responsible Operator shall respond within sixty (60) minutes of being notified that
11 the Responsible Guest or a Guest of the Short Term Rental created unreasonable
12 noise, engaged in disorderly conduct, or committed violations of any applicable law,
13 rule, or regulation, including this ordinance, and halt or prevent the recurrence of
14 such conduct. The Responsible Operator shall be subject to all administrative, legal,
15 and equitable remedies available to the County for failing to respond to the County
16 within sixty (60) minutes.

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

- 18 a. Applicability. Property within Wine Country shall comply with the ownership and
19 operational requirements for Short Term Rentals outlined in this section.
- 20 b. Conflicting regulations. If any section of this ordinance is in conflict with any other
21 section of this ordinance, then the more stringent requirements shall control.
- 22 c. Responsible Guests. Responsible Guests of a Short Term Rental in Wine Country
23 must be at least twenty-five (25) years of age.
- 24 d. Limitation on Ownership of Short Term Rentals in Wine Country. No Owner or
25 Owner Entity shall hold more than two (2) Short Term Rental Certificates
26 simultaneously in Wine Country. "Holding" a Short Term Rental Certificate shall
27 be defined to include the Owner, Owner Entity, and any ownership interest, or
28 responsible person for the ownership interest of the Owner or Owner Entity.

1 1. Exception. The limitations of this Subsection shall not apply or be enforced
2 against any Owner or Owner Entity that holds more than two (2) Short Term
3 Rental Certificates simultaneously in Wine Country as of the effective date
4 of this ordinance. These Owners and Owner Entities may continue to renew
5 their existing valid Short Term Rental Certificates so long as the Responsible
6 Operator(s) complies with the provisions of this ordinance. However, these
7 Owners and Owner Entities shall not be approved for any additional Short
8 Term Rental Certificates in Wine Country until they are in compliance with
9 the limitations of this Subsection. These Owners and Owner Entities may
10 seek additional Short Term Rental Certificates for properties which are not
11 located in Wine Country.

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

15 1. Wine Country – Winery District.

16 i. Short Term Rental Class I is allowed.

17 ii. Short Term Rental Class II is allowed with the following additional
18 requirements:

19 (1) At least fifty percent (50%) of the Short Term Rental property
20 net acreage shall be planted with vineyards or other
21 agricultural crop(s);

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

26 (3) Submittal of a site plan, subject to ministerial review by the
27 County.
28

1 2. Wine Country – Equestrian District.

2 i. Short Term Rental Class I is allowed.

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

4 iii. Limited Stay on Enforcement for the Wine Country – Equestrian
5 District. The County shall not enforce the provisions of this
6 Subsection against Short Term Rental properties which have existing
7 Booking Transactions, as of the effective date of this ordinance, for
8 an occupancy that exceeds the limits of Short Term Rental Class I.
9 This provision shall terminate automatically at 11:59 p.m. on the 180th
10 day after the effective date of this ordinance.

11 3. Wine Country – Residential District.

12 i. Short Term Rental Class I is allowed.

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

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

21 f. Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine
22 Country shall be determined by a percentage of parcels with existing single family
23 residential units within the Wine Country districts as specified below, as of the
24 effective date of this ordinance.

25 1. Wine Country – Winery District. The maximum combined number of Short
26 Term Rentals in this district shall be no more than 129, which equates to
27 approximately 17 percent of the existing number of single family residential
28 units in the Wine Country – Winery District.

2. Wine Country – Equestrian District. The maximum number of Short Term Rentals in this district shall be no more than 8, which equates to approximately 8 percent of the existing number of single family residential units in the Wine Country – Equestrian District.
3. Wine Country – Residential District. The maximum number of Short Term Rentals in this district shall be no more than 114, which equates to approximately 10.5 percent of the existing number of single family residential units in the Wine Country – Residential District.
4. Exception. The Short Term Rental Caps described in this Subsection shall not apply or be enforced against any Owner who has an approved Short Term Rental Certificate as of the effective date of this ordinance.

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

1. Exception. The limitations of this Subsection shall not apply or be enforced against any Owner who has an approved Short Term Rental that does not meet the requirements of this Subsection as of the effective date of this ordinance or Eligible Properties selected in Tier 1. Current Short Term Rental Certificate holders may continue to renew their valid Short Term Rental Certificates so long as the Responsible Operator(s) complies with the provisions of this ordinance. Eligible Properties selected in Tier 1 may obtain a Short Term Rental Certificate so long as they comply with all other application requirements of this ordinance. However, any new Short 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.

1 Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

2 a. Applicability. Property within Idyllwild shall comply with the ownership and
3 operational requirements for Short Term Rentals outlined in this section.

4 b. Conflicting regulations. If any section of this ordinance is in conflict with any other
5 section of this ordinance, then the more stringent requirements shall control.

6 c. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner
7 Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in
8 Idyllwild. “Holding” a Short Term Rental Certificate shall be defined to include the
9 Owner, Owner Entity, and any ownership interest, or responsible person for the
10 ownership interest of the Owner or Owner Entity.

11 1. Exception. The limitations of this Subsection shall not apply or be enforced
12 against any Owner or Owner Entity that holds more than two (2) Short Term
13 Rental Certificates simultaneously in Idyllwild as of the effective date of this
14 ordinance. These Owners and Owner Entities may continue to renew their
15 existing valid Short Term Rental Certificates so long as the Responsible
16 Operator(s) complies with the provisions of this ordinance. However, these
17 Owners and Owner Entities shall not be approved for any additional Short
18 Term Rental Certificates in Idyllwild until they are in compliance with the
19 limitations of this Subsection. These Owners and Owner Entities may seek
20 additional Short Term Rental Certificates for properties which are not located
21 in Idyllwild.

22 d. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall
23 be determined by a percentage of parcels with existing single family residential units
24 in Idyllwild, as of the effective date of this ordinance. The maximum number of Short
25 Term Rentals in Idyllwild shall be no more than 500, which equates to approximately
26 14 percent of the existing number of single family residential units in Idyllwild, as
27 of the effective date of this ordinance.

1 1. Exception. The Short Term Rental Caps described in this Subsection shall
2 not apply or be enforced against any Owner who has an approved Short Term
3 Rental Certificate as of the effective date of this ordinance.

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

10 1. Exception. The limitations of this Subsection shall not apply or be enforced
11 against any Owner who has an approved Short Term Rental that does not
12 meet the requirements of this Subsection as of the effective date of this
13 ordinance or Eligible Properties selected in Tier 1. Current Short Term Rental
14 Certificate holders may continue to renew their valid Short Term Rental
15 Certificates so long as the Responsible Operator(s) complies with the
16 provisions of this ordinance. Eligible Properties selected in Tier 1 may obtain
17 a Short Term Rental Certificate so long as they comply with all other
18 application requirements of this ordinance. However, any new Short Term
19 Rental Certificates will not be granted for properties within 150 feet of any
20 property with a valid Short Term Rental Certificate in Idyllwild.

21 Section 11. ADDITIONAL APPLICATION REQUIREMENTS FOR IDYLLWILD AND
22 WINE COUNTRY.

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

26 1. The Applicant provides the following information:
27 i. Names and addresses of all Short Term Rental Certificates held by all
28 Owner or Owner Entities, including all ownership interests and

1 responsible parties for all ownership interests, of the Short Term
2 Rental property in Wine Country or Idyllwild; and,

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

6 2. The desired Short Term Rental meets all of the requirements for the
7 applicable location (for Wine County, Section 9 of this ordinance, and for
8 Idyllwild, Section 10 of this ordinance) including, but not limited to, the
9 following:

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

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

- 20 i. Tier 1: A property that has not been issued a Short Term Rental
21 Certificate but the Owner(s) or Responsible Operator(s) paid
22 Transient Occupancy Taxes for the property by registering with the
23 County or Airbnb, only, for the entire period of operation from
24 September 13, 2021 to September 13, 2022.
- 25 ii. Tier 2: Any property that does not meet the qualifications for Tier 1,
26 as described above, or any Tier 1 property that does not obtain a Short
27 Term Rental Certificate in Tier 1.
- 28

1 iii. The selection process for Tier 1 Eligible Properties shall occur before
2 the selection process for Tier 2 Eligible Properties.

3 iv. Selection Process for Tier 1 Eligible Properties. After the effective
4 date of this ordinance, the County shall conduct a one-time selection
5 for Tier 1 properties.

6 (1) The County shall publish notice of the Tier 1 application
7 period on the Riverside County Planning Department website
8 for at least 15 days prior to opening the application period.
9 After the 15-day notice period, the County will open the
10 application period for 90 days and close it at 11:59 p.m. on the
11 90th day. Once the application period closes, the County shall
12 verify whether the applications meet the Tier 1 requirements,
13 in accordance with this Section. Only qualified Tier 1
14 applications shall have the opportunity to be selected as
15 Eligible Properties.

16 (2) If the number of qualified Tier 1 applications received does
17 not exceed the Tier 1 Cap, then all verified Tier 1 properties
18 shall become Eligible Properties. Once selected, Eligible
19 Properties in Tier 1 must meet all the Short Term Rental
20 application requirements of Section 7 and the additional
21 application requirements in this Section 11.

22 (3) However, if the number of qualified Tier 1 applications
23 received exceeds the Tier 1 Cap, the County shall implement
24 a lottery to select Eligible Properties up to the Tier 1 Cap.
25 Once selected, Eligible Properties must meet all the Short
26 Term Rental application requirements of Section 7 and the
27 additional application requirements in this Section 11. If any
28

1 Eligible Property does not meet all of the application
2 requirements in Section 7 and Section 11, then the County
3 shall not issue a Short Term Rental Certificate for that
4 property. In that case, the County shall utilize the same set of
5 qualified Tier 1 applications and use the lottery system to
6 select another Eligible Property and determine whether it
7 meets the application requirements of Section 7 and Section
8 11. This process shall continue until the number of Short Term
9 Rental Certificates issued reaches no more than 10 additional
10 properties beyond the Short Term Rental Cap.

11 (4) Any Tier 1 properties that do not receive a Short Term Rental
12 Certificate in Tier 1 shall become Tier 2 properties and may
13 choose to participate in the selection process for Tier 2
14 Eligible Properties.

15 v. Selection Process for Tier 2 Eligible Properties. After the one-time
16 Tier 1 selection is complete, in areas of the County in which the
17 number of valid Short Term Rental Certificates is less than the Short
18 Term Rental Cap, the County shall implement a lottery to select
19 Eligible Properties from Tier 2.

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

1 Once the application period closes, the County shall use a
2 lottery system to select Eligible Properties from the submitted
3 applications.

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

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

20 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of
21 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,
22 must meet the additional requirements for initial applications, as described in this
23 Section 11.

24 Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

25 The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all
26 the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax
27 Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall
28 qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all

1 applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible
2 Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in
3 accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-
4 Collector shall be responsible for the enforcement of the provisions of this section and Riverside County
5 Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these
6 responsibilities.

7 Section 13. NOTIFICATION AND COMPLAINTS.

8 a. Notification.

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

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

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

20 2. Such notification shall also include the Responsible Operator's contact
21 information. In the event of a change in the provided contact information,
22 new notification with the updated information shall be provided in the same
23 manner.

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

25 b. Initial complaints regarding Short Term Rental violations on a property pursuant to
26 this ordinance will generally be directed to the Responsible Operator. The
27 Responsible Operator for the Short Term Rental shall be responsible for correcting
28 the violation promptly, which includes, within sixty (60) minutes, contacting the

1 Responsible Guest to correct the violation and visiting the site, if necessary, to ensure
2 that the violation has been corrected. Failure to respond to complaints or meet a
3 Code Enforcement Officer within sixty (60) minutes shall be considered a violation
4 of this ordinance, and may constitute cause for revocation of the Short Term Rental
5 Certificate.

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

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

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

18 Section 14. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES,
19 AND PENALTIES.

20 a. Initial Inspections.

21 1. Initial Application. Prior to the County issuing a Short Term Rental
22 Certificate, the County is authorized to conduct an initial inspection of the
23 exterior of the intended Short Term Rental property within 30 days of the
24 County's receipt of a Short Term Rental initial application and the
25 accompanying initial registration fee. A Responsible Operator shall be
26 available at the intended Short Term Rental property within sixty (60)
27 minutes of the County's request for this inspection.
28

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

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

14 b. Subsequent Inspections. The Code Enforcement Department may request subsequent
15 exterior inspections of the Short Term Rental property at any time. Responsible
16 Operator shall make all reasonable attempts to comply with the Code Enforcement
17 Department’s requests or the Short Term Rental may be deemed in violation of this
18 ordinance.

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

20 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,
21 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the
22 following:

23 i. Violation of the requirements for maximum occupancy, noise,
24 parking, lighting, outdoor fire area, pets, trash, or any other provision
25 as set forth in this ordinance;

26 ii. Violation of any applicable laws, codes, or regulations related to
27 health and safety, which includes, but is not limited to, building,
28

1 safety, fire, or health; or,

2 iii. Any activity at any Short Term Rental that constitutes a public
3 nuisance under applicable state or local law, or which otherwise
4 constitute a hazard to the public health, safety, or general welfare.

5 2. A Responsible Operator conducting, causing, allowing, authorizing,
6 permitting, facilitating, aiding, abetting, suffering, concealing or maintaining,
7 any of the following:

8 i. Failure to take action to respond to a complaint pursuant to Section
9 10 of this ordinance;

10 ii. Failure to notify Planning Department when the Responsible
11 Operator or Local Contact Person's contact information changes;

12 iii. Violation of the maximum occupancy, noise, or any other
13 requirements as set forth in this ordinance;

14 iv. Providing of false or misleading information on any Short Term
15 Rental application, or other documentation required by this
16 ordinance;

17 v. Advertisement of any property for Short Term Rental purposes
18 without a valid County-issued Short Term Rental Certificate for the
19 Short Term Rental;

20 vi. Completion of a Booking Transaction for a Short Term Rental
21 without a valid County-issued Short Term Rental Certificate for the
22 Short Term Rental;

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

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

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

4 d. Enforcement. In addition to any other remedies provided by law and unless otherwise
5 specified by this ordinance, violations of this ordinance shall be enforced as
6 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall
7 be treated as a public nuisance and strict liability offense regardless of intent. Each
8 day a violation is committed or permitted to continue shall constitute a separate
9 offense for which the County may issue a separate Notice of Violation. The Code
10 Enforcement Director, or designee, shall have the authority to establish
11 administrative procedures consistent with the provisions of this ordinance for
12 carrying out and enforcing the requirements and the provisions of this ordinance. If
13 any provision of this ordinance conflicts with any provision of any other Riverside
14 County Ordinance, the more restrictive provision shall control.

15 e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the
16 public health and safety and an infraction. Unless otherwise stated in this section, the
17 administrative citation penalty procedures governing the imposition, enforcement,
18 collection, and administrative review of an administrative citation shall be enforced
19 as authorized in Riverside County Ordinance No. 725 and in accordance with
20 California Government Code Section 53069.4. However, administrative citations
21 may be issued to a Responsible Guest without first issuing a Notice of Violation.
22 Each day a violation is committed or permitted to continue shall constitute a separate
23 offense for which the County may issue a separate administrative citation. The
24 County may issue an administrative citation against the Responsible Operator or
25 Responsible Guest for any violation of this ordinance, as follows:

- 26 1. \$1,500.00 for a first violation of this ordinance;
- 27 2. \$3,000.00 for a second violation of this ordinance related to the same Short
28 Term Rental within one year of the first violation; and

1 3. \$5,000.00 for each additional violation of this ordinance related to the same
2 Short Term Rental within one year of the first violation.

3 f. Revocation. A Short Term Rental Certificate shall be permanently revoked as to the
4 current Owner(s) and a new Short Term Rental Certificate shall not be issued until
5 all the Owner(s) of the property changes, subject to an administrative hearing officer
6 in accordance with the administrative hearing procedures in Section 10 of Riverside
7 County Ordinance No. 725, if any of the following findings are made:

8 1. Any Responsible Operator(s) fails to comply with an order of any law
9 enforcement officer;

10 2. Any Responsible Operator(s) receives three (3) Verified Notices of Violation
11 within a twelve (12) month period for the same Short Term Rental. If multiple
12 Notices of Violation are issued in a 24-hour period, only one Notice of
13 Violation per 24-hour period may count towards the number of Verified
14 Notices of Violation described in this subsection; or,

15 3. Any Responsible Operator(s) receives seven (7) Verified Notices of
16 Violation total for the same Short Term Rental. If multiple Notices of
17 Violation are issued in a 24-hour period, only one Notice of Violation per 24-
18 hour period may count towards the number of Verified Notices of Violation
19 described in this subsection.

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

22 Section 16. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
23 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not
24 affect the other provisions of this ordinance which can be given effect without the invalid provision or
25 application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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**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,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 /

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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
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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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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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) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

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

Project Location: Riverside County

Project Hearings: Planning Commission: August 23, 2023 || Board of Supervisors: November 7, 2023 and November 28, 2023

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.

Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The scope of this project is an amendment to the County’s Short Term Rental Ordinance, Ordinance No. 927.2. 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

NOTICE OF EXEMPTION

Page 2

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.

John Earle Hildebrand III

County Contact Person

(951) 955-1888

Phone Number



Signature

Planning Director

Title

8/17/2023

Date

Date Received for Filing and Posting at OPR: _____

County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY



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: DEAN ALSTRUP

Address: 42023 SOUTHERN HILLS

City: TEMECULA Zip: 92591

Phone #: 951-970-6126

Date: 11/28/ Agenda # 21.1

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

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.

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6 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: Jill Hernandez

Address: 39757 Calle Cabernet

City: Temecula Zip: 92591

Phone #: 951-285-5077

Date: 11/28/23 Agenda # 21.1

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 K 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: TOM Hernandez

Address: 39757 Calle Cabernet

City: Temecula Zip: 92591

Phone #: 951-285-5077

Date: 11/28/23 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose X Neutral

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

 Support Oppose X Neutral

I give my 3 minutes to: Sill Hernandez

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: RON KUEHL

Address: _____

City: TEMECULA Zip: 92592

Phone #: _____ 21.1

Date: 11/28/23 Agenda # Public comment general

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: Tricia Kuehl

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 11/28/23 Agenda # 21.1
Public Comment
General

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: Joel Feingold

Address: 26857 Crestview

City: Idyllwild Zip: 92549

Phone #: 310-613-5746

Date: 11/28 Agenda # 21.1
~~Public~~
Comment

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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9 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: ESTHER Petrella

Address: _____

City: _____ Zip: 92592

Phone #: _____

Date: 1/28-23 Agenda # 21.1

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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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Terri Gonzalez

Address: 38540 Avenida de la Bandolero

City: Temecula **Zip:** 92592

Phone #: 951 303 6096

Date: 11/28/23 **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: Esther Petrella

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Paul Petrella

Address: _____

City: _____ Zip: 92592

Phone #: _____

Date: 11-28-23 Agenda # 21.1
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: EGYR Petrella

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Online

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(Dan)

SPEAKER'S NAME: Frederick Frey

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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SPEAKER'S NAME: Darica Diers

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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_____ Support _____ Oppose _____ Neutral

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SPEAKER'S NAME: Jameson Martin

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

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

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