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

AGENDA NO.
23.2
(MT 29835)

MEETING DATE:
Tuesday, February 10, 2026

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing for and Introduction of County Ordinance No. 927.3 (Regulating Short-Term Rentals) and Ordinance No. 671.25 (Consolidated Fees for Land Use and Related Functions) – Applicant: County of Riverside – Location: Countywide – Proposed Ordinance No. 927.3 (Regulating Short Term Rentals) would amend County Ordinance No. 927 to enhance enforcement capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods, resulting in provisions that can allow for expiration of the Short Term Rental moratorium in Thousand Palms and B Bar H Ranch. Proposed amended Ordinance No. 671.25 (Consolidated Fees for Land Use and Related Functions) includes amended registration and annual renewal fees for short-term rentals, All Districts. The Chair called the matter for hearing.

Scott Bruckner, Planning Division Manager, and Brian Contino, Code Enforcement Official presented the matter.

The following people spoke on the matter:

Alex De Cardoba	Laura Stern
Harris Vertlieb	Andrew Lachma
Alan Paynther	Ronald Kuehl
Tricia Kuehl	Jack Podsedly
John Meyer	Helen Steenman
Mrs. E Petrella	Janis Churray

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED to close the public hearing and continue the above matter off calendar.

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 10, 2026 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 10, 2026
Kimberly A. Rector, Clerk of the Board of Supervisors, in
(seal) and for the County of Riverside, State of California.

By: _____ Deputy

AGENDA NO.
23.2

xc: Planning, COB

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

ITEM: 23.2
(ID # 29835)
MEETING DATE:
Tuesday, February 10, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR AND INTRODUCTION OF COUNTY ORDINANCE NO. 927.3 (REGULATING SHORT-TERM RENTALS) AND ORDINANCE NO. 671.25 (CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS) – Applicant: County of Riverside – Location: Countywide – Proposed Ordinance No. 927.3 (Regulating Short Term Rentals) would amend County Ordinance No. 927 to enhance enforcement capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods, resulting in provisions that can allow for expiration of the Short Term Rental moratorium in Thousand Palms and B Bar H Ranch. Proposed amended Ordinance No. 671.25 (Consolidated Fees for Land Use and Related Functions) includes amended registration and annual renewal fees for short-term rentals. All Districts. [$0 Total Cost] (CEQA Exempt)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that Ordinance Nos. 927.3 and 671.25 are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges), based on the findings and conclusions incorporated in this staff report; and

2. **Conduct a Public Hearing, and Introduce, Read Title, Waive Further Reading of, and Adopt on Successive Weeks Ordinance No. 927.3**, an ordinance amending Ordinance No. 927 (Regulating Short Term Rentals) in its entirety related to Short Term Rentals within the unincorporated areas of Riverside County, with updates including enhanced enforcement provisions to mitigate adverse impacts from Short Term Rentals on residential neighborhoods; and

3. **Conduct a Public Hearing, and Introduce, Read Title, Waive Further Reading of, and Adopt on Successive Weeks Ordinance No. 671.25**, an ordinance amending Ordinance No. 671 (Consolidated Fees for Land Use), to increase the fees related to Short Term Rentals within the unincorporated areas of Riverside County to update the initial application fee from $740 to $1,040, and the annual renewal fee from $540 to $750, including consideration of 4% increase for Fiscal Year 26/27; and

4. **Receive and File Staff's Report on Urgency Interim Ordinance No. 449-255, Which Resulted in a Moratorium on New Short Term Rentals in the Unincorporated Communities of Thousand Palms and B Bar H Ranch, and Allow said Ordinance to**

Expire on February 28, 2026, based on the findings and recommended mitigation measures described therein.

ACTION:Policy

John Hildebrand, Planning Director 1/28/2026 Brian Contino 1/28/2026

MINUTES OF THE BOARD OF SUPERVISORS

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: N/A			**Budget Adjustment:** N/A	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In January 2016, the Riverside County Board of Supervisors adopted the initial version of the Short Term Rental Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the Short Term Rental (STR) industry, and to support a homeowner's business opportunity to utilize their residence for transient occupancy while protecting residential neighborhoods from adverse impacts; at this time there were approximately 300 STRs county-wide. As both the STR industry and the numbers of STRs in Riverside County have continued to grow, the County's STR program has adapted, and Ordinance 927 has been amended several times to reflect lessons learned through implementation. As a result of stakeholder comments, the Board of Supervisors initiated a third amendment to Ordinance 927 through amended motion on August 27, 2024 (Agenda Item 3.111), directing staff to review and revise the Ordinance's enforcement provisions with the intent of further mitigation of adverse impacts of STRs on residential areas. There are now approximately 1,100 certified STRs county-wide.

One of the primary issues the County has heard from communities regarding STRs is related to enforcement. While the majority of STR owners, operators and guests operate in compliance, stakeholder comments and resident complaint data indicate that some STR properties have impacted adjacent residences by operating with repeat violations or not acting timely enough in responding to complaints from residents. An even smaller minority of STR properties may have experienced hazardous circumstances which demonstrate a more severe form of negligence. The current version of Ordinance 927 lacks sufficient enforcement power for such STR properties to be cited appropriately, or to allow for suspension or revocation of their STR certification. To this end, consistent with the Board's intent, revisions to Ordinance No. 927 are being proposed that focus on addressing enforcement to mitigate impacts on neighborhoods. Additionally, as STR certification application fees have not been updated since July of 2022, a fee update is also being proposed. Finally, a moratorium on new STR certifications in the communities of Thousand Palms and B Bar H Ranch, which was issued by the Board of Supervisors on March 11, 2025 (Agenda Item 3.35), is being proposed for expiration; this has a nexus to the currently proposed Ordinance 927 revisions and is explained in further detail below.

Proposed Ordinance No. 927.3:
Ordinance No. 927.3 is a minor amendment to Ordinance No. 927 (Regulating Short Term Rentals), and includes updates resulting from program implementation lessons learned, legal requirements, best practices, and resident and STR community feedback. The proposed revisions include minor language cleanups; however, the focus is on enforcement, in three general areas:

1) STR Properties with Repeat Violations
2) Timely Response to Resident Complaints
3) Severe Circumstances

The proposed Ordinance No. 927 updates are designed to create a fair and equitable balance between a homeowner's opportunity for use of their residence as a STR, while simultaneously protecting the community from the negative secondary effects of STRs. This proposed amendment to Ordinance No. 927 updates the following **major** provisions:

Major Ordinance No. 927 Provisions:

Notices Issued by Code Enforcement
The definition of "Notice" replaces the previous definitions of "Notice of Violation" and "Verified Notice of Violation" in their entirety. Similar to a Notice of Violation, in order for any Notice to be issued to an STR property by the Code Enforcement Department, a violation must first be substantiated. Also, the addition of a definition for "Urgent Circumstance" allows the Code Enforcement and/or Planning Director, or designee, to consider suspension or revocation of a certificate in the event of observed severe circumstances to protect public health and safety:

Section 4. DEFINITONS:

- *"n. Notice. Any written notice issued by the Code Enforcement Department for a violation, which includes but is not limited to, a notice of violation, advisory notice, cease and desist, or citation."*
- *"dd. Urgent Circumstance. A situation where the Code Enforcement Director, Planning Director, and/or TLMA Agency Director, or their designees, have determined that immediate action is necessary to abate a significant violation in order to protect public safety and/or prevent damage of surrounding property."*

To address the issue of repeat violations, STR properties that have been issued multiple Notices within certain timeframes may not be eligible to receive initial STR certification. Where an STR property holds an existing certificate and receives multiple Notices for violations, they may not be eligible for renewal of their STR certification:

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

- *"a. ...The Planning Department or its designee may approve an initial application for a Short Term Rental Certificate only if all of the following requirements are met:*
- *"18. Any Responsible Operator(s) has not received three (3) Notices within a six (6) month period;*
- *19. Any Responsible Operator(s) has not received five (5) Notices in total for the Short Term Rental;"*
- *"c. ...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:*
- *"10. Any Responsible Operator(s) has not received three (3) Notices within a six (6) month period;*
- *11. Any Responsible Operator(s) has not received five (5) Notices in total for the Short Term Rental;"*

Clarification of Operational Requirements

Temporary events at STR properties without a temporary event permit issued by the Planning Department are prohibited, wherever such an event would result in exceedance of Ordinance 927's occupancy requirements. To minimize impacts to residential neighborhoods, additional clarifications have been added to prohibit hourly STR rentals. To address trash-related issues, clarifying language was added to require compliance with the County's Trash Collection and Disposal Ordinance:

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS:

- *"c. The Short Term Rental shall not be used for any temporary event or commercial temporary event, as defined in Riverside County Ordinance No. 348, where such an event would result in exceedance of the maximum occupancy of the Short Term Rental as defined in Section 8.i of this ordinance, unless a temporary event permit has been obtained by the Responsible Operator.*
- *d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis.*
- *e. Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited."*
- *"p. Trash and refuse shall not be left stored within public view, except in proper containers for purposes of collection by the County's authorized waste hauler. Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with Riverside County Ordinance No 745."*

Minimum Number of Rentals in Capped Areas

To ensure that certificates will be used in accordance with the purpose that they were issued, a minimum number of annual rentals is proposed:

Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY:

- *"d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine Country, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year."*

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD:

- *"c. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Idyllwild, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year."*

Responsible Operator Response to Resident Complaints

To ensure that resident complaints are responded to and addressed in a timely manner, initial complaints will be relayed to Responsible Operators to address timely (where a complaint is submitted directly to the Responsible Operator, they must notify Code Enforcement of the complaint within 30 minutes of receipt). Upon receipt of a second complaint within the same 24-hour period, the Responsible Operator must meet with a Code Enforcement Officer or Sheriff representative within 60 minutes to ensure that issue(s) are addressed. Failure to notify, respond, and address complaints as prescribed may result in STR certificate suspension and/or revocation:

Section 13. NOTIFICATION AND COMPLAINTS:

- *"b. Initial complaints regarding Short Term Rental violations on a property pursuant to this ordinance will be relayed to the Responsible Operator. Upon receipt of any complaint, the Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within thirty (30) minutes, speaking with a Code Enforcement representative to notify them of the received complaint, contacting the Responsible Guest to correct the violation, and visiting the site, if necessary, to ensure that the violation has been corrected. Within sixty (60) minutes of receipt of any additional complaint within the same twenty-four (24) hour period, the Responsible Operator for the Short Term Rental shall meet with a Code Enforcement Officer or County Sheriff's Department representative on site to ensure that the violation has been corrected. Failure to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in this section shall be considered a violation of this ordinance, and may constitute cause for suspension and/or revocation of the Short Term Rental Certificate."*

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

- *"a.2. Renewal. For Short Term Rental properties that have been the subject of any Notice within the past twelve (12) months, prior to the County renewing the related Short Term Rental Certificate, the County is authorized to conduct an inspection of the exterior*

of the Short Term Rental property within 30 days of the County's receipt of the accompanying renewal fee. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for this inspection."

- *"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 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. 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. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall controls, remedies and penalties for violation of this Ordinance, and for recovery of costs related to its enforcement are provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference, except where more specific procedures, remedies, or penalties are specified in this Ordinance."*
- *"f. Suspension or Revocation. At the reasonable discretion of the Planning Department Director, Code Enforcement Director, and/or TLMA Director, or designees, a Short Term Rental Certificate shall be temporarily suspended, or shall be permanently revoked, as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued until all the Owner(s) of the property changes, subject to an administrative hearing in accordance with the administrative hearing procedures set forth in Section 10 of Riverside County Ordinance No. 725, if any of the following findings are made:*
  1. *Any Responsible Operator(s) fails to comply with an order of any law enforcement officer;*
  2. *Any Responsible Operator(s) fails to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in Section 13.b of this Ordinance;*
  3. *Any Responsible Operator(s) receives three (3) Notices within a six (6) month period for the same Short Term Rental. If multiple Notices are issued in a 24-hour period, only one Notice per 24-hour period may count towards the number of Notices described in this subsection;*
  4. *Any Responsible Operator(s) receives five (5) Notices in total for the same Short Term Rental. If multiple Notices are issued in a 24-hour period, only one Notice per 24-hour period may count towards the number of Notices described in this subsection;*
  5. *Any Responsible Operator(s) receives a single Notice during a period of temporary suspension of their Short Term Rental Certificate;*
  6. *The Short Term Rental Certificate was obtained by fraud or perjured testimony; or,*
  7. *Where an Urgent Circumstance is deemed to exist by the Code Enforcement Director, Planning Director, and/or TLMA Director, or their designees, a Short Term*

Rental Certificate may be immediately suspended and/or revoked pursuant to the Summary Abatement process set forth in Ordinance 725."

The preceding was a summary of the MAJOR changes to Ordinance No. 927. Ordinance No. 927.3 is included with this staff report, and contains all proposed changes to Ordinance No. 927.

Staff Report on Urgency Interim Ordinance No. 449-255: Temporary Moratorium on New Short Term Rentals Within the Unincorporated Areas of Thousand Palms and B Bar H Ranch:

In response to complaints from area residents, on March 11, 2025 (Agenda Item 3.35), the Board of Supervisors adopted Urgency Interim Ordinance No. 449-254 to establish a moratorium on issuance of new STR certificates in the unincorporated communities of Thousand Palms and B Bar H Ranch; on April 15, 2025 (Agenda Item 23.1) that moratorium was extended to February 28, 2026, through adoption of Urgency Interim Ordinance No. 449-255. The purpose of this moratorium was to protect public safety, health, and welfare in these two communities while allowing County staff to evaluate the impacts of STRs, and develop reasonable regulations, if necessary, to mitigate such impacts.

To conduct this evaluation, staff reviewed various data including density of STRs to dwelling units, number and nature of STR and noise-related complaints received, and STR and noise-related enforcement. A summary of this data with analysis is provided below.

STR Density:

- **Thousand Palms:** 1,144 Dwelling Units, 31 Certified STRs = 2.78% of homes used as STRs
- **B Bar H Ranch:** 328 Dwelling Units, 37 Certified STRs = 11.28% of homes used as STRs

STR Density Analysis: From a density perspective, the percentage of residential homes being used as STRs in Thousand Palms is not significant at 2.78%. The STR percentage in B Bar H Ranch is more considerable at 11.28%; however, to assess whether any percentage of STRs to residential homes in an area is resulting in adverse impacts, resident complaint data must be reviewed.

STR and Noise-Related Complaints Received (July 2025 – December 2025):

- **Thousand Palms:** 25 total complaints received, from 8 complainants (including anonymous caller). All complaints received were related to 6 properties; not all of these properties have been confirmed to be STRs.
- **B Bar H Ranch:** 12 total complaints received, from 7 complainants. All complaints received were related to 8 properties; not all of these properties have been confirmed to be STRs.

STR and Noise-Related Complaints Received Analysis: The number of complainants in both communities appear to represent a smaller subset of residences. More importantly, the number of properties which are subject to the complaints is a small number. Therefore, if an STR-related issue exists, it does not appear to be widespread. It should also be noted that not all noise-related complaints are the result of STRs, and as noted, the above data includes noise complaints which may have been associated with legally compliant, private gatherings. It is therefore necessary to assess complaints which have been substantiated as violations.

STR and Noise-Related Enforcement (9-Month Period Before Moratorium Adoption):

- **Thousand Palms:** 17 total cases opened, resulting in 4 citations
- **B Bar H Ranch:** 4 total cases opened, resulting in 1 notice of violation

STR and Noise-Related Enforcement (9-Month Period After Moratorium Adoption):

- **Thousand Palms:** 30 total cases opened, resulting in 7 citations and 1 notice of violation
- **B Bar H Ranch:** 14 total cases opened, resulting in 2 citations

STR and Noise-Related Enforcement Analysis: In Thousand Palms, the percentage of complaints that resulted in issuance of corrective notice was 23.5% before the moratorium, and 26.6% after. In B Bar H Ranch, complaints resulting in notice issuance was 25% before the moratorium, and 14.3% after. Taken together, an average of 22.3% of complaints resulted in issuance of corrective notices in both communities, over the past year and half. Also notable is that in both communities, the number of complaints responded to, and number of citations issued both increased after the moratorium, indicating that a moratorium on new STRs is not resulting in positive impacts on complaints received, or violations.

Final Analysis and Staff Recommendation: Density of STRs to residential dwellings does not appear to be an issue in Thousand Palms, but may be more significant in B Bar H Ranch. However, the number of complaints received, and the number of residents complaining, both do not indicate an issue that is widespread in either community, or more importantly, one that is attributable to new STRs. Instead, complaints appear to be directed toward a small number of properties, some of which may not be STRs. Additionally, complaints and enforcement appear to have increased since the moratorium, indicating that a moratorium on new STRs is not resulting in positive impacts on complaints received, or observed violations. Moreover, a minority (22.3% on average) of complaints result in actual issuance of corrective notices; this could be the result of multiple complaints being directed at the same STR properties, noise complaints directed at non-STR properties, or just unfounded complaints.

In either case, the issues in Thousand Palms and B Bar H Ranch appear to not be related to new STRs, but are instead related to enforcement on STRs which might be negligent, and enforcement of the County's noise ordinance. The County Board of Supervisors recently initiated an amendment to Ordinance 847 (Noise Ordinance); amendment to Ordinance 847 combined with the proposed enhanced enforcement provisions of Ordinance 927.3 are

expected to address the issues identified in Thousand Palms and B Bar H Ranch. **Therefore, staff's recommendation is that the Board of Supervisors allow Urgency Interim Ordinance No. 449-255 to expire on February 28, 2026**.

Ordinance No. 671.25:

Ordinance No. 671.25 proposes to amend Ordinance No. 671 (Consolidated Fees for Land Use), to adjust initial STR application fees and annual renewal fees. The initial STR application fee is increasing from **$740** to **$1,040,** and the annual renewal fee is increasing from **$540** to **$750,** to support ongoing management and enforcement costs. The proposed new fees utilize the same methodology as the current rate, which entails multiplying the average number of hours spent processing an application by Planning and Code Enforcement Department job classifications, by the applicable Board of Supervisors approved Deposit Based Fee (DBF) rate. The current initial STR application fees and annual renewal fees utilize DBF rates from 2017; the proposed fee rates would update to the current Board approved rates. Additionally, as approved by the Board, current DBF rates are due to increase by 4% in fiscal year 26/27; this proposed Ordinance 671.25 would increase that component of the STR initial and renewal application fee in kind. A nexus study is included with this staff report as justification for the fee adjustment.

Planning Commission Hearing on January 21, 2026

Proposed Ordinance Nos. 927.3 and 671.25 were agendized and discussed at the January 21, 2026 Planning Commission. The Commission took public testimony, recommended revisions to Ordinance No. 927.3, and by a vote of 4-0, recommended that revised Ordinance Nos. 927.3 and 671.25 be heard by the Board of Supervisors. The scope of the Planning Commission's recommended revisions included a reduction in the amount of time and number Notices issued by Code Enforcement to suspend or revoke an STR Operator's certificate, clarification on allowed STR occupancy, and clarification on who/where resident complaints should be directed. The Commission's recommended adjustments have been highlighted in yellow and are included in the attached redline version of proposed Ordinance 927.3.

Finally, in light of received public testimony, the Planning Commission recommended Board consideration of expanded hours of operation for Code Enforcement's STR enforcement team.

Environmental Findings

This proposed 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), which provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.3 is a minor amendment updating and clarifying provisions related to enforcement and operational

requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or grading permits are being issued with this adoption.

Additionally, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.25 amends County Ordinance No. 671 relating to establishing consolidated fees for land use and related functions, to adjust Short Term Rental initial application fees to $1,040 and renewal fees to $750. The increase in the application fee and renewal fee meets the requirements of this exemption because the fees are increased for the purpose of meeting actual County operating expenses.

Impact on Residents and Businesses

The proposed minor revisions to the County's Short Term Rental Ordinance are intended to provide additional protections and safeguards to communities from potential impacts related to STRs, while also providing a pathway for homeowners to operate an STR. Upon implementation of this Ordinance Amendment, impacts will be reduced and enforcement will have a greater role in ensuring that STRs are operated responsibly.

Additional Fiscal Information

This project includes an amendment to Ordinance No. 671, which increases the initial Short Term Rental application fee from $740 to $1,040, and the annual renewal fee from $540 to $750. This increase has been analyzed through the attached Nexus Study and is intended to provide an ongoing funding source for Planning and Code Enforcement's efforts related to STR inspections and program management, as well as staffing of the STR Enforcement Team.

ATTACHMENTS:

- Attachment A - Ordinance No. 927.3 – Short Term Rentals (redline version)
- Attachment B - Ordinance No. 927.3 – Short Term Rentals (clean version)
- Attachment C - Ordinance No. 671.25 - Consolidated Fees for Land Use
- Attachment D – STR Application Fees Nexus Study
- Attachment E – Board of Supervisors Initiation
- Attachment F – January 21, 2026 Planning Commission Staff Report
- Attachment G – ALUC Determination
- Attachment H – CEQA Notice of Exemption

Crystal Carrillo, Senior Management Analyst 2/4/2026

Braden Holly, Deputy County Counsel IV 1/27/2026

ORDINANCE NO. 927.3

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE 927 REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725

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

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

"ORDINANCE NO. 927

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

Section 1. FINDINGS.

a. The Board of Supervisors finds that there continues to be an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within Wine Country and Idyllwild.

b. While Short Term Rentals have been a staple in the County and they provide a benefit to the County by expanding the number and type of lodging facilities, the exponential increase continues to cause adverse impacts that have the potential to endanger the health and safety of residents and guests and the very environment and resources that attract visitors to the County.

c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic

congestion, illegal vehicle parking, and accumulation of refuse.

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

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

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

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

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

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

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

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

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

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

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

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

a. Applicant. Owner or Owner's Authorized Representative.

b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping purposes and is legally permitted as a bedroom or loft.

c. Booking Transaction. Any reservation or payment service provided by a person or entity who facilitates a Short Term Rental transaction between a prospective Guest and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or Local Contact Person.

d. County. The County of Riverside.

e. Eligible Properties. Property that is located within an area of the County that is subject to Short Term Rental Caps and eligible to apply for a Short Term Rental Certificate.

f. Family Member. 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 an aunt or uncle).

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

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

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

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

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

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

complaints.

~~l.~~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.

~~m.~~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~~ Any written notice issued by the Code Enforcement Department for a violation, which includes but is not limited to, a notice of violation, advisory notice, cease and desist, or citation.

~~n.~~o. North Wine Country. For the purposes of this ordinance, only, the properties identified, as of the effective date of this ordinance, by the following Assessor's Parcel Numbers: 943-150-020, 943-150-021, 943-150-022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021, 943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022, 943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037, 943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010, 943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024, 943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031, 943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009, 943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024, 943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014, 943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008, 943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020, 943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010, 943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008, 943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010, 943-180-013, 943-180-014,

943-180-018, 943-180-019, 943-180-025, 943-190-007, 943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003, 943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019, 943-190-025, 943-190-029, 943-190-033, 943-190-035, 943-200-016, 943-200-020, 943-200-030, 943-270-001, 943-270-006, 943-270-008.

~~o.~~p. Operator. The Owner or the Owner's Authorized Representative who offers or provides the Short Term Rental.

~~p.~~q. Owner. The person or Owner Entity that holds legal or equitable title to the Short Term Rental property.

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

~~s.~~t. 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.~~u. 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).

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

1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of age;
2. Local Contact Person(s) of the Short Term Rental;
3. Owner(s) of the Short Term Rental;

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

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

~~v.~~w. Short Term Rental. A legal privately owned residential dwelling, including, but not limited to, a one family detached dwelling or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations, manufactured home on permanent foundations~~, or any portion of such dwellings, including the property or yard appurtenant thereto~~, which is rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night. Portions of calendar days are counted as full days. A Short Term Rental may include any accessory dwelling unit (ADU), junior ADU~~,~~, second unit, guest quarter, or ranchette unit not otherwise prohibited by state law. A Short Term Rental shall exclude all properties and appurtenant features and facilities rented for hourly use, and properties which have been subdivided pursuant to California Government Code sections 65852.21 or 66411.7 (also known as "Senate Bill 9" or "SB 9") or units or dwellings subject to conditions of approval, legal deed restrictions, or other legal requirements prohibiting this type of rental or occupancy.

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

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

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

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

~~z.~~bb. Short Term Rental Program Manager. The certified manager who is retained by the County and is responsible for assisting with administering the County's Short Term

Rental program.

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

~~aa.~~dd. Urgent Circumstance. A situation where the Code Enforcement Director, Planning Director, and/or TLMA Agency Director, or their designees, have determined that immediate action is necessary to abate a significant violation in order to protect public safety and/or prevent damage of surrounding property.

~~bb. Verified Notice of Violation. A Notice of Violation issued for violation of any provision of this ordinance and is either not timely appealed by the recipient or is appealed and upheld in favor of the County.~~

~~cc.~~ee. Wine County. The Wine Country – Winery District, Wine Country – Equestrian District, Wine Country – Residential District, and North Wine Country, as defined in this ordinance.

~~dd.~~ff. Wine Country – Winery District. The Wine Country – Winery District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

~~ee.~~gg. Wine Country – Equestrian District. The Wine Country – Equestrian District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

~~ff.~~hh. Wine Country – Residential District. The Wine Country – Residential District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn; any permitted or unpermitted camping site or area, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, therapy center, convalescent home, rest home, home for aged people, foster

home, halfway house, transitional housing facility, supportive housing, parolee-probationer home, community care facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage, or other facility in which human beings are detained and housed under legal restraint; any housing owned or controlled by an educational institution and used exclusively to house students, faculty, or other employees with or without their families, any fraternity or sorority house or similar facility occupied exclusively by students and employees of such educational institutions and officially recognized and approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes; any housing owned by a governmental or non-profit agency and used to house its employees or for governmental or non-profit purposes; any camp as defined in the Labor Code; any low-impact camping area as defined in the Health and Safety Code; and any employee housing or other housing furnished by an employer exclusively for employees or employees and their families; single room occupancy units, as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

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

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

a. Initial Application. A Responsible Operator shall submit to the Planning Department

or its designee a Short Term Rental Certificate initial application provided by the County and initial registration fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee may approve an initial application for a Short Term Rental Certificate only if all of the following requirements are met:

1. The Applicant submits a completed application with all required information pursuant to this Section;
2. For Short Term Rental properties in Wine Country, the additional requirements for initial applications, as described in Section 9 and Section 11, are met;
3. For Short Term Rental properties in Idyllwild, the additional requirements for initial applications, as described in Section 10 and Section 11, are met;
4. The name, address, and telephone number of all Owner(s) and Responsible Operator(s) of the Short Term Rental property;
5. Executed indemnification and hold harmless agreement by all Owner(s) and Responsible Operator(s) on a standard form developed by the Planning Department and 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, or closed non-compliant 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~~Notices within a ~~twelve (12)~~ six (6) month period;

19. Any Responsible Operator(s) has not received ~~seven (7) Verified Notices of Violation~~five (5) Notices in 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:

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~~ Notices within a ~~twelve (12)~~six (6) month period for the Short Term Rental;

11. Any Responsible Operator(s) has not received ~~seven (7) Verified Notices of Violation~~five (5) Notices in total for the Short Term Rental; and,

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

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

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

f. In the event that a Short Term Rental Certificate has been expired for ~~9~~60 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.

g. No Transfer of a Short Term Rental Certificate.

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

2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term Rental Certificates in Wine Country and Idyllwild, only, may be transferred when the Owner(s) of the Short Term Rental property transfers title of the

property to a Family Member, heir, inter vivos trust, family trust, or other similar type of trust estate and only when the property meets the Short Term Rental requirements, as described in Section 9 or Section 10, as applicable. Within 180 days from the date of recordation of the property transfer, the new Owner(s) is required file a complete transfer application with the Planning Department to legally transfer the name of the Short Term Rental Certificate to the new Owner. If the deadline is not met, the Short Term Rental Certificate shall expire automatically and a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671, will be required to obtain a new Short Term Rental Certificate for the property.

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

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

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

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

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

c. The Short Term Rental shall not be used for any temporary event or commercial temporary event, as defined in Riverside County Ordinance No. 348, where such an event would result in exceedance of the maximum occupancy of the Short Term Rental as defined in Section 8.i of this ordinance, unless a temporary event permit has been obtained by the Responsible Operator.

d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis.

e. Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited.

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

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

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

~~h.~~i. Occupancy.

1. The occupancy of a Short Term Rental is limited to 200 square feet per

person, up to a maximum number of occupants that is determined by the size of the property, as follows:

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

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

~~j.~~k. 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

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

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

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

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

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

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

Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with Riverside County Ordinance No 745.

~~p.~~q. Snow Removal.

1. Snow removed from private driveways and parking lots of a Short Term Rental may not be dumped, deposited, or placed or pushed into a street or other public right-of-way, except to the extent that such activity shall not increase the depth of snow on the street or right-of-way by over three inches at any point within the right-of-way.
2. Snow removed from the Short Term Rental may not be piled to block or cover a fire hydrant, standpipe, or other water delivery service for fire protection.

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

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

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

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

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

~~u.~~v. The Responsible Operator shall post or cause to be posted in a prominent location on the interior of the Short Term Rental the following information, in accordance with

all applicable laws and the provisions of this ordinance:

1. Responsible Operator name and number;
2. Local Contact Person name and number;
3. The telephone number for the Sheriff's Department, Short Term Rental Manager, and the Code Enforcement Department, including the 24-hour Code Enforcement Department telephone number;
4. The website information for Rivco Ready, in the event of an emergency;
5. Evacuation plan for the Short Term Rental showing emergency fire extinguisher locations, interior pedestrian exit routes, and exterior vehicular exit routes;
6. The maximum number and precise location of onsite parking spaces;
7. A copy of the Short Term Rental Operational Requirements described in Section 8 of this ordinance;
8. Trash pick-up day and applicable rules and regulations;
9. A copy of Riverside County Ordinances No. 847 and 927;
10. A copy of the Good Neighbor Brochure; and
11. Notification that a Responsible Operator or Guest may be cited or fined by the County in accordance with this ordinance and Riverside County Ordinance No. 725.

~~v.~~w. A Short Term Rental shall not change the residential character of the property, except for the required exterior onsite Short Term Rental sign. The Responsible Operator shall post one (1) identification sign, measuring two square feet in area or one foot by two foot in size, in the exterior of the Short Term Rental in a place that is readily visible from the public view. Any other advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Riverside County Ordinance No. 348. The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible, and shall clearly state the following information in lettering of sufficient size to be easily

read from the public right of way:

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

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

~~x.~~y. 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; 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.

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 operational requirements for Short Term Rentals outlined in this section.

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

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

~~c.~~d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine Country, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

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

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

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

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.

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 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 and North Wine Country.

   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 and North Wine Country. The County shall not enforce the provisions of this Subsection 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.

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

1. Wine Country – Winery District. The maximum combined number of Short Term Rentals in this district shall be no more than 129, which equates to approximately 17 percent of the existing number of single family residential 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 105, which equates to approximately 10.5 percent of the existing number of single family residential units in the Wine Country – Residential District.

4. North Wine Country. The maximum number of Short Term Rentals in this area shall be no more than 16, which equates to approximately 19% of the existing number of single family residential units in North Wine Country.

5. 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.~~h. 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.

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

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

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

c. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Idyllwild, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

~~c.~~d. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner

Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in Idyllwild. "Holding" a Short Term Rental Certificate shall be defined to include the Owner, Owner Entity, and any ownership interest, or responsible person for the ownership interest of the Owner or Owner Entity.

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

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

1. 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.

~~e.~~f. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties shall not be located within a 150 foot radius of any other Short Term Rental property. The 150 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 150

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 150 feet of any property with a valid Short Term Rental Certificate in Idyllwild.

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

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

1. The Applicant provides the following information:

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

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

2. The desired Short Term Rental meets all of the requirements for the applicable location (for Wine County, Section 9 of this ordinance, and for

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

i. Is selected as an Eligible Property pursuant to this Section 11;

ii. Meets the limitation on ownership of two (2) Short Term Rental Certificates, as described in Section 9 or Section 10, as applicable;

iii. For Wine Country only, meets the Short Term Rental classification requirements for the district in which the property is located, as described in Section 9; and,

iv. Meets the Short Term Rental density requirements, as described in Section 9 or Section 10, as applicable.

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

i. Tier 1: A property that has not been issued a Short Term Rental Certificate but the Owner(s) or Responsible Operator(s) paid Transient Occupancy Taxes for the property by registering with the County or Airbnb, only, for the entire period of operation from September 13, 2021 to September 13, 2022.

(1) Exception: North Wine Country properties are not eligible for Tier 1.

ii. Tier 2: Any property that does not meet the qualifications for Tier 1, as described above, or any Tier 1 property that does not obtain a Short Term Rental Certificate in Tier 1.

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

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

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

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

(3) However, if the number of qualified Tier 1 applications received exceeds the Tier 1 Cap, the County shall implement a lottery to select Eligible Properties up to the Tier 1 Cap. Once selected, Eligible Properties must meet all the Short Term Rental application requirements of Section 7 and the additional application requirements in this Section 11. If any Eligible Property does not meet all of the application requirements in Section 7 and Section 11, then the County shall not issue a Short Term Rental Certificate for that property. In that case, the County shall utilize the same set of qualified Tier 1 applications and use the lottery system to

select another Eligible Property and determine whether it meets the application requirements of Section 7 and Section 11. This process shall continue until the number of Short Term Rental Certificates issued reaches no more than 10 additional properties beyond the Short Term Rental Cap.

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

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

(1) In January and July of each calendar year, the County shall evaluate whether the number of Short Term Rental Certificates falls below the Short Term Rental Cap in Idyllwild, as described in Section 10, or Wine Country, as described in Section 9. The County shall publish notice of the lottery application period on the Riverside County Planning Department website for at least 30 days prior to opening the Short Term Rental application period. After the 30 day notice period, the County will open the application period for 30 days and close it at 11:59 p.m. on the 30th day. Once the application period closes, the County shall use a lottery system to select Eligible Properties from the submitted applications.

(2) Once the Short Term Rental Cap is reached for a particular area, the County shall not select any more Eligible Properties

for that area until the number of Short Term Rental Certificates falls below the Short Term Rental Cap.

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

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

Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

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

responsibilities.

Section 13. NOTIFICATION AND COMPLAINTS.

a. Notification.

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

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

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

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

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

b. Initial complaints received by Code Enforcement regarding Short Term Rental violations on a property pursuant to this ordinance will ~~generally~~ be relayed~~directed~~ to the Responsible Operator. ~~The~~Upon receipt of any complaint, the Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within ~~six~~thirty (~~60~~30) minutes, ~~notifying~~speaking with a Code Enforcement representative to notify them of the received complaint, contacting the Responsible Guest to correct the violation, and visiting the site, if necessary, to ensure that the violation has been corrected. Within sixty (60) minutes of receipt of any additional complaint within the same twenty-four (24) hour period,

the Responsible Operator for the Short Term Rental shall meet with a Code Enforcement Officer or County Sheriff's Department representative on site to ensure that the violation has been corrected. Failure to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in this section~~within sixty (60) minutes~~ shall be considered a violation of this ordinance, and may constitute cause for suspension and/or revocation of the Short Term Rental Certificate.

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

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

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

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

a. Initial Inspections.

1. Initial Application. Prior to the County issuing a Short Term Rental Certificate, the County is authorized to conduct an initial inspection of the exterior of the intended Short Term Rental property within 30 days of the County's receipt of a Short Term Rental initial application and the

accompanying initial registration fee. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for this inspection.

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

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

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

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

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

i. Violation of the requirements for maximum occupancy, noise,

parking, lighting, outdoor fire area, pets, trash, or any other provision as set forth in this ordinance;

ii. 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,

iii. 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.

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

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

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

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

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

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. 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 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. 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. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall controls, remedies and penalties for violation of this Ordinance, and for recovery of costs related to its enforcement are provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference, except where more specific procedures, remedies, or penalties are specified in this Ordinance.

e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the public health and safety and an infraction. Unless otherwise stated in this section, the administrative citation penalty procedures governing the imposition, enforcement, collection, and administrative review of an administrative citation shall be enforced as authorized in Riverside County Ordinance No. 725 and in accordance with California Government Code Section 53069.4. However, administrative citations

may be issued to a Responsible Guest without first issuing a Notice ~~of Violation~~. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate administrative citation. The County may issue an administrative citation against the Responsible Operator or Responsible Guest for any violation of this ordinance, as follows:

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

f. Suspension or Revocation. At the reasonable discretion of the Planning Department Director, Code Enforcement Director, and/or TLMA Director, or designees, a Short Term Rental Certificate shall be temporarily suspended, or shall be permanently revoked, as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued until all the Owner(s) of the property changes, subject to an administrative hearing ~~officer~~ in accordance with the administrative hearing procedures set forth in Section 10 of Riverside County Ordinance No. 725, if any of the following findings are made:

1. Any Responsible Operator(s) fails to comply with an order of any law enforcement officer;
2. Any Responsible Operator(s) fails to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in Section 13.b of this Ordinance;
3. Any Responsible Operator(s) receives three (3) ~~Verified Notices of Violation~~ Notices within a ~~twelve (12)~~six (6) month period for the same Short Term Rental. If multiple Notices ~~of Violation~~ are issued in a 24-hour period, only one Notice ~~of Violation~~ per 24-hour period may count towards the number of ~~Verified Notices of Violation~~Notices described in this subsection;

~~3.~~4. Any Responsible Operator(s) receives ~~seven (7) Verified Notices of Violation~~five (5) Notices in total for the same Short Term Rental. If multiple Notices ~~of Violation~~ are issued in a 24-hour period, only one Notice ~~of Violation~~ per 24-hour period may count towards the number of ~~Verified Notices of Violation~~ Notices described in this subsection; ~~or,~~

5. Any Responsible Operator(s) receives a single Notice during a period of temporary suspension of their Short Term Rental Certificate;

6. The Short Term Rental Certificate was obtained by fraud or perjured testimony~~.~~; or,

~~4.~~7. Where an Urgent Circumstance is deemed to exist by the Code Enforcement Director, Planning Director, and/or TLMA Director, or their designees, a Short Term Rental Certificate may be immediately suspended and/or revoked pursuant to the Summary Abatement process set forth in Ordinance 725.

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

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

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Section 17. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By:_____
Chair, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By:_____
Deputy

(SEAL)

APPROVED AS TO FORM
February _____, 2026

By: _____
Braden Holly
Deputy County Counsel

ORDINANCE NO. 927.3

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE 927 REGULATING SHORT TERM RENTALS AND
INCORPORATING BY REFERENCE THE ABATEMENT AND COST
RECOVERY PROCEDURES OF ORDINANCE NO. 725

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

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

"ORDINANCE NO. 927

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

Section 1. FINDINGS.

a. The Board of Supervisors finds that there continues to be an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within Wine Country and Idyllwild.

b. While Short Term Rentals have been a staple in the County and they provide a benefit to the County by expanding the number and type of lodging facilities, the exponential increase continues to cause adverse impacts that have the potential to endanger the health and safety of residents and guests and the very environment and resources that attract visitors to the County.

c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic

congestion, illegal vehicle parking, and accumulation of refuse.

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

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

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

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

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

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

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

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

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

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

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

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

a. Applicant. Owner or Owner's Authorized Representative.

b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping purposes and is legally permitted as a bedroom or loft.

c. Booking Transaction. Any reservation or payment service provided by a person or entity who facilitates a Short Term Rental transaction between a prospective Guest and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or Local Contact Person.

d. County. The County of Riverside.

e. Eligible Properties. Property that is located within an area of the County that is subject to Short Term Rental Caps and eligible to apply for a Short Term Rental Certificate.

f. Family Member. 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 an aunt or uncle).

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

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

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

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

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

l. Local Contact Person. The person designated by the Owner, Owner's Authorized Representative, or Operator who shall be available twenty-four hours per day, seven days per week for the purpose of responding to complaints related to the Short Term Rental, who has access and authority to assume management of the unit and is responsible for taking remedial action to resolve such 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. Any written notice issued by the Code Enforcement Department for a violation, which includes but is not limited to, a notice of violation, advisory notice, cease and desist, or citation.

o. North Wine Country. For the purposes of this ordinance, only, the properties identified, as of the effective date of this ordinance, by the following Assessor's Parcel Numbers: 943-150-020, 943-150-021, 943-150-022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021, 943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022, 943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037, 943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010, 943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024, 943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031, 943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009, 943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024, 943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014, 943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008, 943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020, 943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010, 943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008, 943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010, 943-180-013, 943-180-014, 943-180-018, 943-180-019, 943-180-025, 943-190-007, 943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003, 943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019, 943-190-025, 943-190-029,

943-190-033, 943-190-035, 943-200-016, 943-200-020, 943-200-030, 943-270-001, 943-270-006, 943-270-008.

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

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

r. 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.

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

t. 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.

u. 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).

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

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

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

limited to, a one family detached dwelling or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations, manufactured home on permanent foundations, which is rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night. Portions of calendar days are counted as full days. A Short Term Rental may include any accessory dwelling unit (ADU), junior ADU, second unit, guest quarter, or ranchette unit not otherwise prohibited by state law. A Short Term Rental shall exclude all properties and appurtenant features and facilities rented for hourly use, and properties which have been subdivided pursuant to California Government Code sections 65852.21 or 66411.7 (also known as "Senate Bill 9" or "SB 9") or units or dwellings subject to conditions of approval, legal deed restrictions, or other legal requirements prohibiting this type of rental or occupancy.

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

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

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

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

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

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

dd. Urgent Circumstance. A situation where the Code Enforcement Director, Planning

Director, and/or TLMA Agency Director, or their designees, have determined that immediate action is necessary to abate a significant violation in order to protect public safety and/or prevent damage of surrounding property.

ee. Wine County. The Wine Country – Winery District, Wine Country – Equestrian District, Wine Country – Residential District, and North Wine Country, as defined in this ordinance.

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

gg. Wine Country – Equestrian District. The Wine Country – Equestrian District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

hh. Wine Country – Residential District. The Wine Country – Residential District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

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

exclusively for religious, charitable, or educational purposes; any housing owned by a governmental or non-profit agency and used to house its employees or for governmental or non-profit purposes; any camp as defined in the Labor Code; any low-impact camping area as defined in the Health and Safety Code; and any employee housing or other housing furnished by an employer exclusively for employees or employees and their families; single room occupancy units, as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

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

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

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

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

2. For Short Term Rental properties in Wine Country, the additional

requirements for initial applications, as described in Section 9 and Section 11, are met;

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

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

5. Executed indemnification and hold harmless agreement by all Owner(s) and Responsible Operator(s) on a standard form developed by the Planning Department and 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, pending, or closed non-compliant 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) Notices within a six (6) month period;

19. Any Responsible Operator(s) has not received five (5) Notices in 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:

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) Notices within a six (6) month period for the Short Term Rental;

11. Any Responsible Operator(s) has not received five (5) Notices in total for the Short Term Rental; and,

12. The Short Term Rental Certificate has not been permanently revoked and/or

suspended as to the current Owner(s), pursuant to Section 11 of this ordinance.

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

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

f. In the event that a Short Term Rental Certificate has been expired for 60 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.

g. No Transfer of a Short Term Rental Certificate.

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

2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term Rental Certificates in Wine Country and Idyllwild, only, may be transferred when the Owner(s) of the Short Term Rental property transfers title of the property to a Family Member, heir, inter vivos trust, family trust, or other similar type of trust estate and only when the property meets the Short Term Rental requirements, as described in Section 9 or Section 10, as applicable. Within 180 days from the date of recordation of the property transfer, the new Owner(s) is required file a complete transfer application with the Planning Department to legally transfer the name of the Short Term Rental Certificate to the new Owner. If the deadline is not met, the Short Term Rental Certificate shall expire automatically and a new initial application and initial

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

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

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

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

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

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

c. The Short Term Rental shall not be used for any temporary event or commercial temporary event, as defined in Riverside County Ordinance No. 348, where such an event would result in exceedance of the maximum occupancy of the Short Term Rental as defined in Section 8.i of this ordinance, unless a temporary event permit has been obtained by the Responsible Operator.

d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar

days as full days. Short Term Rentals shall not be rented on an hourly basis.

e. Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited.

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

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

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

i. Occupancy.

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

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

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

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

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

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

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

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

p. Trash and refuse shall not be left stored within public view, except in proper containers for purposes of collection by the County's authorized waste hauler. Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with Riverside County Ordinance No 745.

q. Snow Removal.

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

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

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

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

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

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

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

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

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

1. Responsible Operator name and number;
2. Local Contact Person name and number;
3. The telephone number for the Sheriff's Department, Short Term Rental Manager, and the Code Enforcement Department, including the 24-hour Code Enforcement Department telephone number;
4. The website information for Rivco Ready, in the event of an emergency;
5. Evacuation plan for the Short Term Rental showing emergency fire

extinguisher locations, interior pedestrian exit routes, and exterior vehicular exit routes;

6. The maximum number and precise location of onsite parking spaces;

7. A copy of the Short Term Rental Operational Requirements described in Section 8 of this ordinance;

8. Trash pick-up day and applicable rules and regulations;

9. A copy of Riverside County Ordinances No. 847 and 927;

10. A copy of the Good Neighbor Brochure; and

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

w. A Short Term Rental shall not change the residential character of the property, except for the required exterior onsite Short Term Rental sign. The Responsible Operator shall post one (1) identification sign, measuring two square feet in area or one foot by two foot in size, in the exterior of the Short Term Rental in a place that is readily visible from the public view. Any other advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Riverside County Ordinance No. 348. The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible, and shall clearly state the following information in lettering of sufficient size to be easily read from the public right of way:

1. Current Short Term Rental Certificate number for the property;

2. Name of the Responsible Operator and a telephone number at which the Responsible Operator may be reached on a 24-hour basis;

3. Maximum number of occupants permitted to stay in the rental unit; and

4. Telephone number of the County's 24-hour Code Enforcement Department telephone number.

x. While a Short Term Rental is rented, the Responsible Operator shall be available

twenty-four hours per day, seven days a week, for the purpose of responding to complaints regarding the condition or operation of the Short Term Rental or Guests' conduct at the Short Term Rental in accordance with Section 10 of this ordinance.

y. 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; 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.

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 operational requirements for Short Term Rentals outlined in this section.

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

c. Responsible Guests. Responsible Guests of a Short Term Rental in Wine Country

must be at least twenty-five (25) years of age.

d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine Country, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

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

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

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

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.

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 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 and North Wine Country.

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 and North Wine Country. The County shall not enforce the provisions of this Subsection 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.

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

1. Wine Country – Winery District. The maximum combined number of Short Term Rentals in this district shall be no more than 129, which equates to approximately 17 percent of the existing number of single family residential 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 105, which equates to approximately 10.5 percent of the existing number of single family residential units in the Wine Country – Residential District.

4. North Wine Country. The maximum number of Short Term Rentals in this area shall be no more than 16, which equates to approximately 19% of the existing number of single family residential units in North Wine Country.

5. 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.

h. 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.

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

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

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

c. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Idyllwild, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

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

1. Exception. The limitations of this Subsection shall not apply or be enforced against any Owner or Owner Entity that holds more than two (2) Short Term Rental Certificates simultaneously in Idyllwild as of the effective date of this ordinance. These Owners and Owner Entities may continue to renew their

existing valid Short Term Rental Certificates so long as the Responsible Operator(s) complies with the provisions of this ordinance. However, these Owners and Owner Entities shall not be approved for any additional Short Term Rental Certificates in Idyllwild until they are in compliance with the limitations of this Subsection. These Owners and Owner Entities may seek additional Short Term Rental Certificates for properties which are not located in Idyllwild.

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

1. 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.

f. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties shall not be located within a 150 foot radius of any other Short Term Rental property. The 150 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 150 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 150 feet of any property with a valid Short Term Rental Certificate in Idyllwild.

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

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

1. The Applicant provides the following information:

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

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

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

i. Is selected as an Eligible Property pursuant to this Section 11;

ii. Meets the limitation on ownership of two (2) Short Term Rental Certificates, as described in Section 9 or Section 10, as applicable;

iii. For Wine Country only, meets the Short Term Rental classification requirements for the district in which the property is located, as described in Section 9; and,

iv. Meets the Short Term Rental density requirements, as described in Section 9 or Section 10, as applicable.

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

i. Tier 1: A property that has not been issued a Short Term Rental Certificate but the Owner(s) or Responsible Operator(s) paid Transient Occupancy Taxes for the property by registering with the County or Airbnb, only, for the entire period of operation from September 13, 2021 to September 13, 2022.

(1) Exception: North Wine Country properties are not eligible for Tier 1.

ii. Tier 2: Any property that does not meet the qualifications for Tier 1, as described above, or any Tier 1 property that does not obtain a Short Term Rental Certificate in Tier 1.

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

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

(1) The County shall publish notice of the Tier 1 application period on the Riverside County Planning Department website for at least 15 days prior to opening the application period. After the 15-day notice period, the County will open the application period for 90 days and close it at 11:59 p.m. on the 90th day. Once the application period closes, the County shall verify whether the applications meet the Tier 1 requirements, in accordance with this Section. Only qualified Tier 1

applications shall have the opportunity to be selected as Eligible Properties.

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

(3) However, if the number of qualified Tier 1 applications received exceeds the Tier 1 Cap, the County shall implement a lottery to select Eligible Properties up to the Tier 1 Cap. Once selected, Eligible Properties must meet all the Short Term Rental application requirements of Section 7 and the additional application requirements in this Section 11. If any Eligible Property does not meet all of the application requirements in Section 7 and Section 11, then the County shall not issue a Short Term Rental Certificate for that property. In that case, the County shall utilize the same set of qualified Tier 1 applications and use the lottery system to select another Eligible Property and determine whether it meets the application requirements of Section 7 and Section 11. This process shall continue until the number of Short Term Rental Certificates issued reaches no more than 10 additional properties beyond the Short Term Rental Cap.

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

Eligible Properties.

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

(1) In January and July of each calendar year, the County shall evaluate whether the number of Short Term Rental Certificates falls below the Short Term Rental Cap in Idyllwild, as described in Section 10, or Wine Country, as described in Section 9. The County shall publish notice of the lottery application period on the Riverside County Planning Department website for at least 30 days prior to opening the Short Term Rental application period. After the 30 day notice period, the County will open the application period for 30 days and close it at 11:59 p.m. on the 30th day. Once the application period closes, the County shall use a lottery system to select Eligible Properties from the submitted applications.

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

(3) Once selected, Eligible Properties must meet all the Short Term Rental application requirements of Section 7 and the additional application requirements in this Section 11. If any Eligible Property does not meet all of the application requirements in Section 7 and Section 11, then the County shall not issue a Short Term Rental Certificate for that

property. In that case, the County shall utilize the same set of submitted applications and use the lottery system to select another Eligible Property and determine whether it meets the application requirements of Section 7 and Section 11. This process shall continue until the number of Short Term Rental Certificates issued reaches the Short Term Rental Cap.

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

Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

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

Section 13. NOTIFICATION AND COMPLAINTS.

a. Notification.

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

i. For Short Term Rental properties of less than five (5) gross acres in size, Responsible Operators shall provide notice to owners of all

properties located within a 300 foot radius of the Short Term Rental property;

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

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

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

b. Initial complaints received by Code Enforcement regarding Short Term Rental violations on a property pursuant to this ordinance will be relayed to the Responsible Operator. Upon receipt of any complaint, the Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within thirty (30) minutes, speaking with a Code Enforcement representative to notify them of the received complaint, contacting the Responsible Guest to correct the violation, and visiting the site, if necessary, to ensure that the violation has been corrected. Within sixty (60) minutes of receipt of any additional complaint within the same twenty-four (24) hour period, the Responsible Operator for the Short Term Rental shall meet with a Code Enforcement Officer or County Sheriff's Department representative on site to ensure that the violation has been corrected. Failure to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in this section shall be considered a violation of this ordinance, and may constitute cause for suspension and/or revocation of the Short Term Rental Certificate.

c. Complainants may make a complaint to the 24-hour Code Enforcement Department

telephone number, or by contacting the Responsible Operator. Occupants of surrounding properties shall be apprised of this complaint procedure as part of the notification requirements of this section.

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

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

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

a. Initial Inspections.

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

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

3. Inspection. For inspections pursuant to this section, the County is authorized to verify by an exterior inspection of the Short Term Rental property that the

Short Term Rental contains all of the following required by this ordinance: the exterior sign, adequate on-site parking for the maximum number of occupants allowed in the Short Term Rental, and a working Noise Monitor system.

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

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

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

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

ii. 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,

iii. 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.

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

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

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

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

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

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. 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 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. 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. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall controls, remedies and penalties for violation of this Ordinance, and for recovery of costs related to its enforcement are provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference, except where more specific procedures, remedies, or penalties are specified in this Ordinance.

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

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

f. Suspension or Revocation. At the reasonable discretion of the Planning Department Director, Code Enforcement Director, and/or TLMA Director, or designees, a Short Term Rental Certificate shall be temporarily suspended, or shall be permanently

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

1. Any Responsible Operator(s) fails to comply with an order of any law enforcement officer;
2. Any Responsible Operator(s) fails to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in Section 13.b of this Ordinance;
3. Any Responsible Operator(s) receives three (3) Notices within a six (6) month period for the same Short Term Rental. If multiple Notices are issued in a 24-hour period, only one Notice per 24-hour period may count towards the number of Notices described in this subsection;
4. Any Responsible Operator(s) receives five (5) Notices in total for the same Short Term Rental. If multiple Notices are issued in a 24-hour period, only one Notice per 24-hour period may count towards the number of Notices described in this subsection;
5. Any Responsible Operator(s) receives a single Notice during a period of temporary suspension of their Short Term Rental Certificate;
6. The Short Term Rental Certificate was obtained by fraud or perjured testimony; or,
7. Where an Urgent Circumstance is deemed to exist by the Code Enforcement Director, Planning Director, and/or TLMA Director, or their designees, a Short Term Rental Certificate may be immediately suspended and/or revoked pursuant to the Summary Abatement process set forth in Ordinance 725.

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

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

Section 17. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By:_____
Chair, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By:_____
Deputy

(SEAL)

APPROVED AS TO FORM
February 2, 2026

By: _____
Braden Holly
Deputy County Counsel

ORDINANCE NO. 671.25

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 671 ESTABLISHING

CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS

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

Section 1. Ordinance 671 is amended in its entirety to read as follows:

ORDINANCE NO. 671

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

ESTABLISHING CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS

Section 1. The purpose of this ordinance is to provide for the consolidation of certain schedules of fees related to the land use matters as provided for in the separate ordinances, resolutions and rules of the County of Riverside mentioned herein. The meaning of any particular word or phrase appearing herein shall be determined by reference to the ordinance, resolution, or rule to which it relates. Should any fee provided herein be ruled invalid or unenforceable, such determination shall not affect the validity of all remaining fee provisions.

Section 1.2. FEES

A. DEPOSIT-BASED, ACTUAL COST FEES

1. Certain application functions within this ordinance are designated as requiring deposit- based fees and are identified as such with the legend "Deposit-based Fee:" following the function title.
2. For deposit-based fee functions only, fees collected in excess of the actual cost of providing the specific service shall be refunded. Applications whose work require a cost beyond the initial deposit shall require a supplemental deposit. Work on any application will cease when the deposit is depleted and will resume when supplemental deposits are received, and the account is in good standing.

3. The County will draw against deposited funds on regular payroll accounting cycles and at the fully burdened hourly rates for each job classification required to provide a specified service. Hourly rates for services shall be established through the yearly budget process and adopted by the Board of Supervisors as part of the County Budget public hearings. Subject to all County procedures and all legal requirements applicable to such contracts, the County may contract with consultants to provide any specified service whenever it is determined necessary to provide such service, and the County may thereafter draw against deposited funds in the amount of the actual costs of such contract services.
4. Deposits for applications will be collected upon submittal of the application. Deposits will be monitored and, when 80% depleted, an analysis of the project will be done to determine if the remaining portion of the deposit will cover expected project completion costs. If costs are expected to exceed the remaining deposit in an amount of $100.00 or more, supplemental deposits will be required to be submitted to recover the estimated full cost for completion. Supplemental deposits will be determined on a case-by-case basis based on the estimated cost to complete the application.
5. A full accounting of each application will be made within 90 days of application's decision - and provided to the applicant. Remaining deposits of $100.00 or more will be refunded to the applicant.
6. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit; the Property Owner shall become

immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

7. When it is mutually agreed to by the applicant and the department or agency to which a fee applies, any fee not designated as a **"Deposit-based Fee:"** may be treated and accounted for as a deposit-based fee in the manner established in paragraphs 1 through 6 of these subsections.

B. APPEAL PROCEDURE

1. Within 10 calendar days of receipt of the full accounting of the application costs or request for supplemental deposits, the applicant may request a review of the matter by the appropriate department head, or his/her designee, who shall along with the responsible staff representative, review the cost of processing the application. The department head may, in his or her sole discretion, determine that the costs were or were not appropriate and may then reduce the costs charged. The department head shall, in writing, notify the appealing person of his or her decision within five working days from the date of when the appeal was submitted or from the conclusion of his or her review.
2. Any responsible party aggrieved by the decision of the department head may, within ten (10) calendar days after the date of mailing of the department head's decision, file a written appeal of the decision with TLMA Administration.
3. The TLMA Director/Assistant County Executive Officer (Asst. CEO) will review the cost of processing the application and shall consider all information relevant to the issue of costs that is provided, either orally or in written form, by the applicant and staff. The TLMA Director/Asst. CEO may determine that the costs were or were not appropriate and may then reduce the costs charged. The TLMA Director/ Asst. CEO shall, in

writing, notify the appealing person of its decision within five working days from the conclusion of his or her review.

4. Any responsible party aggrieved by the decision of the TLMA Director/Asst. CEO may, within ten (10) calendar days after the date of mailing of the TLMA Director/Asst. CEO's decision, file a written appeal of the decision with the Board of Supervisors. The appeal shall be on the form(s) provided by the Clerk of the Board of Supervisors and shall be accompanied by a filing fee of $50. Upon receipt of the completed appeal, with filing fees, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than ten (10) nor more than thirty (30) calendar days thereafter and shall give written notice of the hearing to the applicant and the TLMA Director/Asst CEO or other department head. The Board of Supervisors shall render its decision within thirty (30) calendar days following the close of the hearing of the appeal.
5. Unless appealed, the decision of the department head or TLMA Director/Asst. CEO is final. If the decision of the department head is appealed, then the decision of the TLMA Director/Asst. CEO is final unless appealed. If the decision of the TLMA Director/Asst. CEO is appealed, then the decision of the Board of Supervisors is final.
6. Unless appealed, the decision of the department head or TLMA Director/Asst. CEO is final. If the decision of the department head is appealed, then the decision of the TLMA Director/Asst. CEO is final unless appealed. If the decision of the TLMA Director/Asst. CEO is appealed, then the decision of the Board of Supervisors is final.

Section 1.3 PROCEDURES

Except as otherwise expressly provided below, the provisions of this Section shall apply to fees or charges subject to either Government Code Sections 66016 and 66017 (as now adopted or hereafter amended), or to Government Code Section 54985 et seq. (as now adopted or hereafter amended).

A. NOTICE AND PUBLIC MEETINGS. Prior to either adopting a new fee or charge or approving an increase in an existing fee or charge, the Board of Supervisors shall hold at least one public meeting, at which oral or written presentations may be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 calendar days prior to the meeting to any interested party who files a written request with the Clerk of the Board of Supervisors for mailed notice of meetings on new or increased fees or charges. Any written request for such mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for such mailed notices shall be filed on or before April 1st of each year. The annual fee for sending such notices shall be determined by and shall be paid to the Clerk of the Board. At least 10 calendar days prior to the meeting, the Clerk of the Board shall post and make available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or charge is levied, and the revenue sources anticipated to provide the service, including general fund revenues. Any costs incurred by the County in conducting the meeting or meetings required pursuant to this subsection may be recovered from the fees charged for the services which were the subject of the meeting.

B. ACTION BY ORDINANCE OR RESOLUTION. Any action to adopt a new fee or charge or to approve an increase in an existing fee or charge shall be taken only by ordinance or resolution; provided, however, that any such action shall be taken only by ordinance for any fees subject to Government Code Section 54985 et seq. (as now adopted or hereafter amended.) The Board of Supervisors shall not delegate the authority to adopt a new fee or charge or to increase a fee or service charge.

C. EFFECTIVE DATE. Any action adopting a new fee or charge, or increasing a fee or charge adopted, upon a development project, as defined in Government Code Section 66000, which applies to the filing, accepting, approving, or issuing of an application, permit, or entitlement to use shall be enacted in accordance with Government Code Section 54986 (as now adopted or hereafter amended) or Section 66016 (as now adopted or hereafter amended) and shall be effective 60 days following the final action on the adoption of the fee or charge or the increase in the fee or charge.

D. URGENCY MEASURES. Notwithstanding any provision of this ordinance, the Board of Supervisors may adopt an interim authorization for a new fee or charge, or increase in a fee or charge, as an urgency measure in accordance with the procedures set forth in subdivision (b) of Government Code Section 66017, as now adopted or hereafter amended.

E. FLAT FEES: Flat fees are subject to change based on Board Approved Hourly Rate.

F. REFUND OF FEES OF ORDINANCE NO. 671 FOR NON-DEPOSIT-BASED FEES.

1. Whenever any application, fee or permit is voided or withdrawn for any reason, the Planning Department or other applicable Department may, in accordance with the Refund Policy Statement adopted by the Board of Supervisors, refund fees paid, upon the written request of the applicant. If any portion of the application fees has been paid by the Department to another jurisdiction, agency, or department for the performance of services related to the application, the Department will not refund any such portion of fees until the other jurisdiction, agency, or department authorizes the Department to do so. In the absence of such authorization, it will be the applicant's responsibility to contact the other jurisdiction,

agency, or department for a refund of the fees paid to it, in accordance with the Refund Policy Statement.

G. ONE-TIME FEES AND SURCHARGES

1. At the time of an initial deposit on any application, certain cases may require a one-time fee that shall be deducted from the initial deposit and shall be dedicated to the funds as indicated.
2. The following surcharges will be placed on all initial deposits on a project, as well as any supplemental deposits that may be made on a project:
   a. Administration Fee (BOS 12.1 dated 9/4/1998) 1.5%
   b. Land Management System (LMS) (now PLUS) Fee (BOS 9.4 dated 4/26/2004 2.0%
   c. Geographical Information System (GIS) Fee (Administrative Action) dated 6/15/1989 4.0%
3. All surcharges shall be deducted from the total of any deposit on the project.

Section 2. ORDINANCE NO. 348 FEES

SECTION 2 - ORDINANCE NO. 348 FEES		
A. The fees for Ordinance No. 348, relating to land use shall be paid as follows:		
1. Appeal to Planning Commission or Board of Supervisors	**Flat-Fee:**	$1,200
2. Change of Zone – Map	**Deposit-based Fee:**	$5,000
3. Change of Zone – Text	**Deposit-based Fee:**	$10,000
4. Conditional Use Permit – General (includes Hazardous Waste Facility Siting Permit & Class IV Kennel)	**Deposit-based Fee:**	$10,000
5. Conditional Use Permit - Cannabis	**Deposit-based Fee:**	$25,000
6. Conditional Use Permit - Alcohol License, Free-Standing	**Deposit-based Fee:**	$7,500
7. Extension of Time	**Flat Fee:**	$1,923
8. General Plan Amendment	**Deposit-based Fee:**	$7,500
9. Revised Permit (CUP, PUP, PPT, PPW)	**Deposit-based Fee:**	$10,000
10. Outdoor Advertisement Display (Billboard)	**Deposit-based Fee:**	$7,500
11. Plot Plan, Transmitted	**Deposit-based Fee:**	$15,000
12. Plot Plan, Administrative (Including Landscape LSP/LPP cases)	**Deposit-based Fee:**	$1,500
13. Public Use Permit	**Deposit-based Fee:**	$10,000
14. Setback Adjustment	**Deposit-based Fee:**	$270
15. Specific Plan of Land Use	**Deposit-based Fee:**	$30,000
16. Specific Plan Amendment	**Deposit-based Fee:**	$15,000
17. Substantial Conformance, Administrative (No Hearing)	**Deposit-based Fee:**	$1,500
18. Substantial Conformance, Public Hearing	**Deposit-based Fee:**	$5,000
19. Temporary Use Permit	**Deposit-based Fee:**	$3,500
20. Variance	**Deposit-based Fee:**	$1,500
21. WECS, Accessory Permit	**Deposit-based Fee:**	$5,000
22. WECS, Commercial Permit	**Deposit-based Fee:**	$20,000
23. Large Family Day Care Permit	**Deposit-based Fee:**	$255
24. Minor Temporary Event, less than 500 people	**Deposit-based Fee:**	$500
25. Minor Temporary Event, equal to or greater than 500 people	**Deposit-based Fee:**	$5,000
26. Pre-Existing Nonconforming Use	**Deposit-based Fee:**	$1,000
27. Transportation Department Plan Check for any application under Ordinance No. 348 which requires road work design or improvements not otherwise provided for under Ordinance No. 460.		
Greater of $500 or 6.5% of estimated cost of construction	**Deposit-based Fee:**	$500
28. Flood Control Plan Check for any application under Ordinance No. 348 which requires flood control design or improvements.		
Lot or site fee	**Deposit-based Fee:**	$50
plus 3% of the estimated cost of flood control and drainage facilities using the latest Plan Check Deposit Based Fee worksheet (as approved by the Chief Engineer) but not less than $15,000, payable at the Flood Control District. (Maximum deposit not to exceed total estimated plan check fees)		$15,000
29. Planning Intake Fee	**Deposit-based Fee:**	$250

SECTION 3 - ORDINANCE NO. 431 FEES	
A. The fees for Ordinance No. 431, regulating and controlling the location and operation of hog ranches, shall be paid as follows:	
1. New Permit Application Fee **Deposit-based Fee:**	$1,874
2. Annual Inspection Fee ($17 per 100 hogs with minimum fee required regardless of the number of hogs allowable)	$18
3. Late fee 25% of the required inspection fee	25%
4. Amendment of Permit (Change in the number of hogs at Permittee's Option Under Section 10(a)) of Ordinance No.431 **Deposit-based Fee:**	$34
5. Amendment of Permit (Increase in Maximum Allowable Number of Hogs Under Section 10(b)) of Ordinance No. 431 **Deposit-based Fee:**	$187

SECTION 4 - ORDINANCE NO. 458 FEES	
A. The fees for Ordinance No. 458, relating to the regulation of flood hazard areas and implementing the National Flood Insurance Program, shall be as follows:	
1. Application Involving Land Which Lies Within the Boundaries of the Maps Described in Section 5 of Ordinance No. 458 (Excluding Paragraph E thereof) **Deposit-based Fee:**	$1,100
plus a fee for each building shown on application	$200
2. Application Involving Land Which Lies Within the Boundaries of the Maps Described in Section 5, Paragraph E of Ordinance No. 458 **Deposit-based Fee:**	$570
plus a fee for each building shown on the application	$200
3. Application involving Land previously conditioned, proposing an attached deck or enclosed patio cover or other criteria specified in Ordinance No. 458 eligible for reduced application fee **Deposit-based Fee:**	$358
4. Application for Appeal or Variance a. Clerk of the Board of Supervisors	$63

SECTION 5 - ORDINANCE NO. 460 FEES		
A. The fees for Ordinance No. 460, relating to the division of land shall be paid as follows:		
1. Appeal to Planning Commission or Board of Supervisors	**Flat Fee:**	$1,200
2. Residential Tentative Tract Map	**Deposit-based Fee:**	$15,000
plus per lot fee		$100
3. Revised Residential Tentative Tract Map	**Deposit-based Fee:**	$10,000
4. Tentative Commercial or Industrial Parcel Map	**Deposit-based Fee:**	$15,000
5. Revised Tentative Commercial or Industrial Parcel Map	**Deposit-based Fee:**	$7,500
6. Tentative Residential Parcel Map	**Deposit-based Fee:**	$10,000
7. Revised Tentative Residential Parcel Map	**Deposit-based Fee:**	$5,000
8. Extension of Time – Tract Map/Parcel Map	**Flat Fee:**	$1,866
9. Land Division Unit Phasing Map	**Deposit-based Fee:**	$500
10. Minor Change –Tract Map	**Deposit-based Fee:**	$1,500
11. Minor Change –Parcel Map	**Deposit-based Fee:**	$750
12. Reversion to Acreage	**Deposit-based Fee:**	$5,000
13. Amendment of Final Tract Map	**Deposit-based Fee:**	$15,000
14. Amendment of Final Parcel Map	**Deposit-based Fee:**	$5,400
B. Survey Fees:		
1. Tract No. or Unit No. (Non-refundable)	**Flat Fee:**	$26
2. Certificate of Correction Plus recordation fee	**Deposit-based Fee:**	$277
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		$14
3. Certificate of Land Division Compliance Plus Recordation Fee	**Flat Fee:**	$843
4. Certificate of Land Division Compliance, Conditional Plus Recordation Fee	**Deposit-based Fee:**	$918
5. Certificate of Land Division Compliance with Waiver of Final Parcel Map (Fee Per Parcel) (Does not include Recordation Fee) Plus Recordation Fee	**Deposit-based Fee:**	$312
6. Lot Line Adjustment a. 1 to 10 Pages Additional Fee for 11 and up Pages Plus Recordation Fee	**Flat Fee:**	$2,122 $1,416
7. Merger of Contiguous Parcels Plus Recordation Fee	**Flat Fee:**	$1,352
8. Right-of-Way Dedication/Acceptance Plus Recordation Fee	**Flat Fee:**	$2,641
9. Final Statutory Condominium Subdivision Map Filing	**Deposit-based Fee:**	$1,655
Plus per acre ($4,500 maximum)		$50
10. Final Parcel Map Filing a. Schedule "E", “I” & “J"	**Deposit-based Fee:**	$3,700
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		$14
b. Schedules "F" through "H" & “K”	**Deposit-based Fee:**	$2,200

Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	$14
11. Final Subdivision Map Filing **Deposit-based Fee:** a. Schedules "A" - "D"	$3,700
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	$14
12. Reversion to Acreage Map Filing (All Schedules)	$3,200
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	$14
13. Monument Field Inspection Schedule "A" - "I" **Deposit-based Fee:**	$3,500
C. Transportation Department Fees	
1. Plan Checking by the Transportation Department as follows: a. At the Time of Filing of Improvement Plans for Checking.	
i. Transportation Department: For Schedule A through D Tract Maps, and Statutory Condominiums, the fee shall be whichever is greater. **Deposit-based Fee:**	$2,000
or 2% of the estimated street construction cost;	2%
Plus 1% of water and sewer utility construction cost (as approved by the Director of Transportation).	1%
ii. For Schedule "E" through "I" Maps the fee shall be whichever is greater. **Deposit-based Fee:**	$2,000
or 6% of the estimate street construction cost;	6%
Plus 1% of water and sewer utility construction cost (as approved by the Director of Transportation).	1%
b. At the Time of Filing of Improvement Plans for Signature **Deposit-based Fee:** 2% of any estimated street construction cost plus 1% of any estimated water and sewer utility construction costs added during plan check (as approved by the Director of Transportation).	2%
2. Field Inspection, Payable to the Transportation Department prior to Recordation.	
a. Field Inspection Fee **Deposit-based Fee:** i. TransportationDepartment 3% of road and public facility improvements.	3%
3. Center Line Profile Plan Check **Deposit-based Fee:**	$800
D.	
1. Plan Checking by Flood Control District as follows:	
a. Flood Control District: Lot or site Fee; **Deposit-based Fee:**	$50
i. 3% of the estimated cost of flood control and drainage facilities using the latest Plan Check Deposit Based Fee worksheet (as approved by the Chief Engineer) but not less than $15,000, payable at the Flood Control District. (Maximum deposit not to exceed total estimated plan check fees)	3%
b. At the Time of Filing of Improvement Plans for Signature**:**	
i. 3% of the estimated cost of flood control and drainage facilities using the latest Plan Check Deposit Based Fee worksheet (as approved by the Chief Engineer) but not less than $15,000, payable at the Flood Control District. (Maximum deposit not to exceed total estimated plan check fees) **Deposit-based Fee:**	3%

Field Inspection, Payable to Flood Control District prior to construction.	
i. Inspection - Original construction period. For inspection service rendered during the specified construction period (determined by the Chief Engineer), the inspection fee shall be 3% of the bonded value of maintained flood control facilities.	3%
ii. Inspection - Time Extensions If work is complete after the expiration of the specified construction period, a fee of 1% of the bonded value of maintained flood control facilities will be imposed for a three-month time extension and each multiple thereof. A portion of the fee may be refunded on a prorate time based upon the portion of the three-month extension that was unused	1%
2. a. Flood Control Special Studies: **Deposit-based Fee:** If special hydrologic/hydraulic studies are required (as determined by the Chief Engineer) the review fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required and payable at the Flood Control District.	$5,000
b. Federal Emergency Management Agency (FEMA) studies **Deposit-based Fee:** i. Conditional Letter of Map Revision (CLOMR) Processing fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required payable at the Flood Control District.	$5,000
ii. CLOMR to LOMR (Letter of Map Revision) Conversion fee shall be paid at the Flood Control District prior to recordation. **Deposit-based Fee:**	$2,582
3. Nothing contained in this subsection shall be construed to prevent or prohibit the imposition of additional or different conditions on the new tentative map. The filing fees contained in the subsection shall be applicable if any changes or alternatives are required to be made to the tentative or final/parcel maps or to the improvement plans as a direct result of the imposition by the County of additional or different conditions; however, if the land divider makes any changes or alterations to the tentative or final/parcel maps or to the improvement plans which are not the direct result of the imposition of additional or different conditions by the County, the land divider shall be required to pay all the filing fees specified in this Section.	

SECTION 6 - ORDINANCE NO. 547 FEES		
The fees for Ordinance No. 547 relating to the implementation of the Alquist-Priolo Special Studies Zones Act, shall be paid to the Planning Department as follows:		
4. Filing of a Geologic Report for Approval	**Deposit-based Fee:**	$800
for a parcel 10 acres in size or less plus a fee for each additional acre		$20
to a maximum fee for additional acreage		$770
5. Waiver of Geologic Report	**Deposit-based Fee:**	$135
Plus an additional fee upon submission to State Geologist of recommendation of approval of wavier by County Geologist		$344

SECTION 7 - ORDINANCE NO. 555 FEES		
The fees for Ordinance No. 555, relating to the implementation of the Surface Mining and Reclamation Act of 1975, shall be paid to the Planning Department as follows:		
1. Surface Mining Permit, Revised Permit, Revised Reclamation Plan, or stand-alone Reclamation Plan	**Deposit-based Fee:**	$21,000
2. Appeal Filing Fee		$1,000
3. Mine Inspection Fee	**Deposit-based Fee:**	$3,500
4. Substantial Conformance to a Permit, Reclamation Plan or Interim Management Plan	**Deposit-based Fee:**	$5,000
5. Mine Administration Fee	**Deposit-based Fee:**	$2,000

SECTION 8 - ORDINANCE NO. 559 FEES		
The fees for Ordinance No. 559, relating to the removal of trees, shall be paid to the Planning Department as follows:		
1. Application for a Permit to Remove one or more Native Living Trees	**Deposit-based Fee:**	$250

SECTION 9 - ORDINANCE NO. 578 FEES		
The fees for Ordinance No. 578, providing for the establishment of historic preservation districts shall be paid to the Planning Department as follows:		
1. Historic District Alteration Permit	**Deposit-based Fee:**	$700
1. Appeal		$120

SECTION 10 - ORDINANCE NO. 653 FEES	
The fees for Ordinance No. 653, establishing fees for examination of Records of Survey and corner Records by the County Surveyor shall be as follows:	
1. Filing a Record of Survey **Flat Fee:**	$854
Plus recording fee	
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	$14
a. Amended Record of Survey **Flat Fee:** i. Plus recording fee	$809
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	$14
2. Filing a Corner Record **Flat Fee:**	$17

SECTION 11 – ORDINANCE NO. 752	
The fees for Ordinance No. 752, relating to the establishment of a Pre-Application Review (PAR) Procedure, shall be paid to the Planning Department and shall be as follows:	
a. Pre-Application Review **Deposit-based Fee:**	$5,000

SECTION 12 - ORDINANCE NO. 787 FEES	
The fees for Ordinance No. 787, relating to fire protection regulations shall be paid to the Fire Department as follows:	
A. Construction, Development & New or Modified/Expanded Use **Deposit-based Fee**	
1. Commercial Building	$485
2. Commercial Site Plan Review	$354
3. Commercial Building Tenant Improvement	$354
4. Commercial/Multi-Family Fire Sprinkler System (NFPA 13/13R)	$701
5. Commercial/Multi-Family Fire Sprinkler Tenant Improvement (NFPA 13/13R)	$397
6. Commercial/Multi-Family Fire Sprinkler Tenant Improvement with Modification of 20 or Less Fire Sprinkler Heads (NFPA 13/13R)	$266
7. Commercial/Multi-Family Fire Sprinkler Water Flow Monitoring	$308
8. Residential Site Plan Review **Flat Fee:**	$138
9. Residential Building/Site Inspection **Flat Fee:**	$170
10. Residential Fire Sprinkler NFPA 13D (or equivalent) System	$478
11. Residential Fire Sprinkler Tract Production Home NFPA 13D or equivalent) System Rough & Final Inspection **Flat Fee:**	$128
12. Residential Fire Sprinkler Tract Production Home NFPA 13D (or equivalent) System Reinspection **Flat Fee:**	$85
13. Fire Alarm (New and Modification)	$439
14. Fire Alarm Communications Module Modification **Flat Fee:**	$308
15. Commercial Cooking Fire Suppression System	$397
16. Fire Protection Water Supply (New and Modification)	$609
17. Hazardous Materials Review including HMIS/HMMP	$492

18. High Piled Combustible Storage		$354
19. Storage Rack Configuration Review		$354
20. Technical Report/Alternate Materials and Methods/Modification		$368
21. Cell Tower Site/Structures		$308
22. Cell Tower Modification	**Flat Fee:**	$138
23. Fire Protection Plan/Fuel Modification Plan		$538
24. Emergency Radio Repeater Coverage System		$446
25. Tract Water/Access Inspection		$354
26. Fire Pump		$708
27. Other Building Systems (including CO_2 Systems, Refrigeration, Medical Gas, Standpipes, Gas Detection)		$354
28. Fuel Dispensing		$354
29. Smoke Control System		$708
30. Change of Tenant Permit	**Flat Fee:**	$262
31. Special Event/Tent Structures		$184
32. Pyrotechnic Outdoor Display		$524
33. Special Effects for Filming		$864
34. Stage Pyrotechnics		$524
35. Fireworks Retail Booth		$524
36. On-Demand Mobile Fueling Area		$354
37. Polanco Park / Agricultural Worker Housing		$531
38. Alternative Automatic Fire Extinguishing System		$531
39. Above Ground Flammable/Combustible Liquid Tank		$354
40. Fire Will Serve Letter	**Flat Fee:**	$138
41. Energy Storage Systems		$354
42. Solar Photovoltaic System		$354
43. Model Rocketry		$138
44. Traffic Calming Device Review		$184
45. Other Regulated Systems and Equipment		$354
46. Fire and Life Safety Conceptual Project Review		$184
47. Phasing Maps		$92
48. Environmental Constraint Maps		$92
49. Certificate of Compliance		$276
50. All Other Required/Requested Plan Reviews		$184
51. All Other Required/Requested Inspections		$170
52. Expedite Plan Review Fee - As Available		Double Fee
53. Work Done Without Approved Permit		Double Fee
B. Fire Code Operational Permits	**Flat Fee:**	
1. Additive Manufacturing		$85
2. Aerosol Products		$85
3. Amusement Building		$128
4. Aviation Facilities		$170
5. Cellulose Nitrate Film		$85
6. Combustible Dust-Producing Operations		$85
7. Combustible Fibers		$128

8. Compressed Gases	$170
9. Covered and Open Mall Buildings	$213
10. Cryogenic Fluids	$170
11. Cutting and Welding	$85
12. Dry Cleaning	$170
13. Energy Storage Systems	$255
14. Exhibits and Trade Shows	$170
15. Explosives	$340
16. Fire Hydrants and Valves	$85
17. Flammable and Combustible Liquids	$128
18. Floor Finishing	$85
19. Hazardous Materials	$170
20. HPM Facilities	$128
21. High Piled Combustible Storage <12,000 Square Feet	$128
22. High Piled Combustible Storage 12,001-50,000 Square Feet	$340
23. High Piled Combustible Storage 50,001-500,000 Square Feet	$595
24. High Piled Combustible Storage >500,000 Square Feet	$765
25. Hot Work Operation	$85
26. Industrial Ovens	$85
27. Lumber Yard and Woodworking Plants	$170
28. Liquid- or Gas-Fueled Vehicles or Equipment in Assembly Buildings	$85
29. LP-gas	$128
30. Magnesium	$85
31. Miscellaneous Combustible Storage	$170
32. Mobile Fueling of Hydrogen-Fueled Vehicles	$128
33. Motor Fuel-Dispensing Facilities	$128
34. Open Burning	$85
35. Open Flames and Torches	$85
36. Open Flames and Candles	$85
37. Organic Coatings	$128
38. Outdoor Assembly Event	$340
39. Places of Assembly	$128
40. Plant Extraction Systems	$170
41. Private Fire Hydrant	$85
42. Pyrotechnic Special Effects Material	$340
43. Pyroxylin Plastics	$85
44. Refrigeration Equipment	$170
45. Repair Garages and Motor Fuel-Dispensing Facilities	$298
46. Rooftop Heliports	$128
47. Spraying or Dipping Operations	$85
48. Storage of Scrap Tires and Tire Byproducts	$85
49. Temporary Membrane Structures and Tents	$255
50. Tire-Rebuilding Plants	$85
51. Waste Handling	$128
52. Wood Products	$128
53. Lithium Batteries	$128
54. Other Operational Permits	$128

C. Fire & Life Safety Inspections (Includes Initial and One Re-Inspection) Flat Fee:	
1. All Occupancies/Facilities other than R, High Rise, Mobile Home Parks, or Day Care	
a. 3,600 Square Feet	$170
b. 3,600 - 25,000 Square Feet	$255
c. 25,001 - 50,000 Square Feet	$340
d. 50,001 - 350,000 Square Feet	$510
e. 350,001 - 750,000 Square Feet	$765
f. >750,000 Square Feet	$1,105
2. R-1 Occupancies (Ex. Hotels & Motels) **Flat Fee:**	
a. <25 units	$170
b. 26-50 units	$255
c. 51-75 units	$340
d. 76-100 units	$425
e. >100 units	$510
Per additional 10 units	$26
3. R-2 (Ex. Apartments) **Flat Fee:**	
a. 3-16 units	$170
b. 17-25 units	$255
c. 26-50 units	$340
d. 51-75 units	$425
e. 76-100 units	$510
f. >100 units	$595
Per additional 10 units	$26
4. R-2.1/R-4 Occupancies **Flat Fee:**	
a. Care Facility Commercial 0-50 Clients	$255
b. Care Facility Commercial 51-99 Clients	$340
c. Care Facility Commercial 100-150 Clients	$425
d. Care Facility ≥151 Clients	$510
5. Other Occupancies **Flat Fee:**	
a. High Rise Building	$1,360
b. Mobile Home Park **Deposit-based Fee:**	$170
c. Day Care Facility Residential 9-14 Clients Fire Clearance	$128
d. Day Care Facility Commercial 0-50 Clients	$128
e. Day Care Facility Commercial 51-100 Clients	$187
f. Day Care Facility Commercial 101-150 Clients	$247
g. Day Care Facility Commercial >150 Clients	$306
6. Miscellaneous Inspection Fees **Deposit-based Fee:**	
a. Pre-Inspection Fee	$170
b. State License Application Update	$170
c. On-Demand Mobile Fueling Fleet Inspection	$170
d. Defensible Space Inspection **Flat Fee:**	$170
e. 3rd+ Inspection/Follow Up Fee (After Initial and First Re-Inspection)	$170
D. Other Fees **Deposit-based Fee:**	
Other Requested/Required Inspection	$170
Other Requested/Required Plan Review	$184

Fire Planning Review (Partner City)	**Hourly:**	Hourly per Adopted Productive Hourly Rate

SECTION 13 - ORDINANCE NO. 847 FEES		
The fees for Ordinance No. 847, relating to the Regulation of Noise and shall be paid to the Planning Department, and shall be as follows:		
1. Single Event or Continuous Event	**Deposit-based Fee:**	$1,000

SECTION 14 - ORDINANCE NO. 927 FEES		
The fees for Ordinance No. 927, relating to the registration fee and annual renewal fee of Short-Term Rentals, shall be paid as follows:		
1. Short-Term Rental Registration Fee	**Flat Fee:**	$1040
2. Short-Term Rental Renewal Registration Fee	**Flat Fee:**	$750

SECTION 15 - Rules for Riverside County Implementing the California Environmental Quality Act (CEQA)		
The fees and EIR deposits for environmental review pursuant to the "Rules for Riverside County Implementing the California Environmental Quality Act" shall be as follows:		
A. No Fee Shall Be Required for The Following Projects:		
1. Projects which are categorically exempt from environmental review by the State Guidelines of the Rules for Riverside County Implementing the California Environmental Quality Act (CEQA), unless an Initial Study is conducted to determine if the project is exempt. 2. County projects when the fee will be paid into the same fund into which it is deposited. 3. Requests to improve and accept a road into the County Maintained Road System. 4. Preparation of an Initial Study on an application to change the zoning classification on a parcel when the application is required to be filed as a condition of approval on a previously approved application.		
B. The fees required for requests to conduct an Initial Study relating to the following application shall be paid to the Planning Department as follows: 1. Applications for Stand-Alone Projects	**Deposit-based Fee:**	$5,000
C. The fees for the preparation of the following environmental report shall be paid to the Planning Department as follows:		
1. Geologic Report Review	**Deposit-based Fee:**	$800
D. The fees for the preparation of the following special studies shall be paid to the Flood Control District as follows: 1. Flood Control Special Studies	**Deposit-based Fee:**	$750
If special hydrologic/hydraulic studies are required (as determined by the Chief Engineer) the review fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required for a minor case, payable at the Flood Control District.		

2. Flood Control Special Studies **Deposit-based Fee:** If special hydrologic/hydraulic studies are required (as determined by the Chief Engineer) the review fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required for a major case, payable at the Flood Control District.	$3,000
3. Federal Emergency Management Agency (FEMA) studies a. Conditional Letter of Map Revision (CLOMR) **Deposit-based Fee:** Processing fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required, payable at the Flood Control District.	$5,000
b. CLOMR to LOMR (Letter of Map Revision) Conversion fee shall be paid at the Flood Control District prior to recordation. **Deposit-based Fee:**	$2,582
E. The fees for the preparation of the following special studies shall be paid to the Transportation Department as follows:	
1. Traffic Study Analysis **Deposit-based Fee:**	$3,000

SECTION 16- Rules and Regulations Governing Agricultural Preserves in Riverside County Fees	
The fees for Agricultural Preserve Applications pursuant to the Rules and Regulations Governing Agricultural Preserves in Riverside County shall be paid to the Planning Department as follows:	
A. The appropriate fee, as listed below, shall accompany the application and is not refundable:	
1. Establishment or Enlargement of an Agricultural Preserve (Applicant Initiated) **Deposit-based Fee:**	$5,000
2. Execution of a Land Conservation Contract for Land Within an Established Agricultural Preserve **Deposit-based Fee:**	$750
3. Disestablishment or Diminishment of an Agricultural Preserve (Applicant Initiated) **Deposit-based Fee:**	$5,000
4. Disestablishment or Diminishment of an Agricultural Preserve (Board of Supervisors Initiated) - no fee	
5. Notice of Non-Renewal **Deposit-based Fee:**	$750

SECTION 17 - RESOLUTION NO. 85-330 FEES	
The fees for Resolution No. 85-330, fixing procedures to vacate and accept County highways and property offered for dedication, shall be paid to the County Surveyor as follows	
A. Vacation of Public Streets, Highways and Service Easements Pursuant to Streets and Highways Code Section 8300, et. seq. 1. General Vacation **Deposit-based Fee:**	$4,000
2. Summary Vacation **Deposit-based Fee:**	$2,500
B. Street Names **Deposit-based Fee:** 1. Change Requiring Public Hearings	$4,000
Plus per additional street name fee	

2. Street Name Adoption (Naming Un-Named Easements	**Deposit-based Fee:**	$2,500

SECTION 18- RESOLUTION NO. 1993-131 FEES	
The fees for Resolution No. 93-131, a Resolution of the Board of Supervisors of Riverside County Regarding School Facilities Impact Mitigation, shall be paid to the County of Riverside and deposited into the General Fund, and shall be as follows:	
A. Decision of the Planning Director regarding certification of any school district mitigation plan. 1. Appeals **Deposit-based Fee:**	$743

SECTION 19– RESOLUTION NO. 2019-037 FEES	
The fees for Resolution No. 2019-037 Establishing Procedures and Requirements for the Consideration of Development Agreements, as now adopted or hereafter amended, shall be paid to the Transportation and Land Management Agency or the Planning Department as provided herein. The fees shall be as follows:	
A. Each application for a development agreement shall be accompanied by the following fees. The following fees shall also apply to any application to amend or cancel, in whole or in part, a development agreement. **Deposit-based Fee:**	$5,000

SECTION 20 - MISCELLANEOUS FEES	
The following fees are hereby established to defray the estimated reasonable cost of providing searches of county archives, performing research on planning, flood control, parks, and environmental health information, providing consultation services related to land use matters, as and when requested, reviewing various legal documents, certifying, and checking concrete batch plants and design mixes, and survey services. The fees shall be paid to the Department as indicated herein.	
A. 1. Deposit for Planning Research Per hour fee of staff time expended computed at each 1/4 hour, or fraction thereof, for information or documents which are not readily available and accessible. a. Planning Department	Hourly rates as set through the annual budget process.
B. 1. Flood Control Research/Consultation Fee No fee will be imposed for the first half hour of service; thereafter, however, per hour fee of staff time expended, computed at $16.25 per each ¼ hour, or fraction thereof, for information or documents which are not readily available and accessible.	$65/hr.
C. 1. Environmental Health Department Consultation Fee per hour	See Ord. No. 640 for the current rate.

D.	1. Miscellaneous Survey Case a. County Surveyor **Deposit-based Fee:**	$1,000
E.	1. Preparation of agreements pursuant to Chapter 6.5 (Section 21178 et seq.) of the California Environmental Quality Act. **Deposit-based Fee:** a. Planning Department	$5,000
F.	1. Graffiti Sales a. License b. License Renewal c. Annual Inspection based on fully burdened rate, Building Inspector II ½ hr.	 $45 $30
G.	1. Preparation of a real property interest agreement for a project involving a solar power plant. **Deposit-based Fee:** a. Transportation and Land Management Agency	$25,000
H.	Special Multiple Family Development	
1.	Design Review **Deposit-based Fee:**	$5,000
2.	Streamline Review **Deposit-based Fee:**	$5,000

Section 2. This ordinance shall take effect 60 days after the date of adoption.

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

By: _____
Chair, Board of Supervisors

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
February 2, 2026

By: _____
BRADEN HOLLY
Deputy County Counsel

Short Term Rental (STR) Ord. No. 927 Nexus for Fees And Complaint Process

January 21, 2026

The County's Code Enforcement Department, working together with the Planning Department, regulates Short Term Rentals (STR) for compliance with County Ordinance No. 927. This updated ordinance along with Code Enforcement's Short Term Rentals Enforcement Team are focused on ensuring the quality of life for those that live near STRs, while allowing this growing business segment to flourish throughout Unincorporated Riverside County.

Initial Application Fee:

The new application fee shall cover the following:

1. Property Research time.
2. Field inspection of property.
3. In person meeting with Responsible Party/Property Manager (60-min. response time).
4. Documentation/Report/Permit Issuance/Denial.

While some of these tasks may be completed by clerical staff, oversight by senior staff will also be required, so utilizing the Code Enforcement Officer and STR Agency Program Administrator payrates as a base are appropriate.

On December 17, 2024 (Agenda Item 3.23), the Board of Supervisors approved the Transportation and Land Management Agency's (TLMA's) billable rates; these rates are due to increase by four (4) percent for fiscal year 2026/2027. In addition to the current Board approved rates, TLMA would like to request the fiscal year 2026/2027 four (4) percent increase for the Agency Program Administrator, Code Enforcement Officer, and Land Use Technician positions listed below.

TLMA utilizes the services of a vendor to administer the County's STR certificate management and mapping system, and assist with locating, noticing and enforcing on non-permitted STRs. Annual vendor contract costs are applied evenly to the number of active STR certificates. Additionally, a 24-Hour Hotline has been established to receive STR related complaints. This nominal cost of $5.00/applicant must also be borne by STR applicants, and is unchanged from the previous STR application fee calculation.

Fiscal Year 2025/2026 Initial Application Fee

STR Agency Program Administrator – 1 Hour at $214 per hour = $214
Code Enforcement Officer - 4 hours at $145 per hour = $580
Planning Land Use Tech - 1 Hour at $120 per hour = $120

STR System Vendor Contract and 24-Hour Hotline cost = $125

Total FY25/26 Initial Application Fee = $1,040

Fiscal Year 2026/2027 Initial Application Fee

STR Agency Program Administrator – 1 Hour at $223 per hour = $223
Code Enforcement Officer - 4 hours at $151 per hour = $604
Planning Land Use Tech - 1 Hour at $125 per hour = $125

STR System Vendor Contract and 24-Hour Hotline cost = $125

Total FY26/27 Initial Application Fee = $1,077

Revenue generated from this fee will cover the cost of this program; no General Fund money will be used to pay for these services.

Annual Renewal Application Fee:

The annual renewal application fee shall cover the following:

1. Routine review of the submitted documentation for the permitted use.
2. Compliance assessment to confirm property has not violated the terms of the permit
3. Field inspection of property
4. Documentation/Report/Permit Renewal Issuance/Denial.

Fiscal Year 2025/2026 Renewal Application Fee

STR Agency Program Administrator – 1 Hour at $214 per hour = $214
Code Enforcement Officer - 2 hours at $145 per hour = $290
Planning Land Use Tech - 1 Hour at $120 per hour = $120

STR System Vendor Contract and 24-Hour Hotline cost = $125

Total FY25/26 Renewal Application Fee = $750

Fiscal Year 2026/2027 Renewal Application Fee

STR Agency Program Administrator – 1 Hour at $223 per hour = $223
Code Enforcement Officer - 2 hours at $151 per hour = $302
Planning Land Use Tech - 1 Hour at $125 per hour = $125

STR System Vendor Contract and 24-Hour Hotline cost = $125

Total FY26/27 Renewal Application Fee = $775

Revenue generated from this fee will cover the cost of this program; no General Fund money will be used to pay for these services.

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

ITEM: 3.111
(ID # 25727)
MEETING DATE:
Tuesday, August 27, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Six-month status report for implementation of Ordinance No. 927.2 (Short Term Rental). All Districts. [$4,675 Total Cost - Department Budget 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE and FILE** the six-month status report on implementation of Ordinance No. 927.2 (Short Term Rentals); and,

2. **DIRECT** the Planning Department to provide the Board of Supervisors an annual report on the status of Ordinance No. 927 (Short Term Rentals) at the end of each fiscal year.

ACTION:Policy

John Hildebrand, Planning Director 8/21/2024

MINUTES OF THE BOARD OF SUPERVISORS

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$2,805	$0	$4,675	$0
NET COUNTY COST	$0	$0	$0	$0
SOURCE OF FUNDS: Department Budget 100%			**Budget Adjustment:** No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Historical Summary

Ordinance No. 927

In **January 2016**, the Riverside County Board of Supervisors adopted the initial version of the Short Term Rental (STR) Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the industry and to support a homeowner's business opportunity to utilize their property for transient stays.

Ordinance No. 927.1

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

Ordinance No. 927.2 & the Moratorium in Idyllwild and Wine County

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 9, 2023**. The Board of Supervisors then directed staff to establish two (2) separate subcommittee groups, comprised of STR stakeholders within the Idyllwild and Wine Country communities. County staff subsequently met with both groups over the course of multiple meetings, seeking input with how to address STR concentrations and operational issues. Given the uncertain timing related to taking these amended Short Term Rental Ordinance changes through the public hearing process, the moratorium end date was extended by the Board of Supervisors on **August 29, 2023,** for one additional year or effective

date of this new ordinance, whichever comes first. This was adopted by the Board as Ordinance No. 449.253, extending the moratorium date to **September 9, 2024**.

The moratorium was enacted and extended for the purpose of providing County staff time to evaluate and further amend the Short Term Rental Ordinance, to address the high concentrations and operational issues within these two (2) communities, and allow the Board of Supervisors the time to conduct public hearings on the changes prior to the expiration of the moratorium.

Ordinance No. 927.2 was heard by the Board of Supervisors during public hearings on **November 7, 2023,** and **November 28, 2023**. The Board of Supervisors then adopted Ordinance No. 927.2 on **December 12, 2023,** and it became effective 30-days later on **January 11, 2024**. This amendment established limits / caps on the number of STRs allowed within the Riverside County Wine Country and Idyllwild areas. In addition to approving Ordinance No. 927.2, the Board of Supervisors directed staff to provide a six (6) month status report to discuss implementation and effectiveness of the Ordinance.

6 Month Status Report

The following is a summary of the Short Term Rental Ordinance status as requested by the Board of Supervisors:

Tier 1 Results

With the adoption of Ordinance No. 927.2, caps / limits on the number of Short Term Rentals were established in both the Wine Country and Idyllwild communities, due to the concentrations. However, the Board of Supervisors provided a one-time opportunity to allow operators who had been paying Transient Occupancy Tax (TOT) between **September 13, 2021,** and **September 13, 2022**, to become certified with the County as a part of the Tier 1 process. Operators were required to provide documentation showing that they had paid TOT to the County during this period. County staff would then verify eligibility and determine if this first group of new operators could be allowed in or if a lottery would be needed, contingent upon the number of eligible operators relative to the respective caps in the Wine Country and Idyllwild communities. The following is a summary of the Tier 1 eligible requests and due to the number of eligible operators falling under the overall caps, coupled with natural attrition of existing operators not renewing their certificates, no Tier 1 lottery will be required, and all eligible operators are being provided the opportunity to become certified. Tier 1 notifications to the eligible operators have been sent.

Idyllwild	
Cap:	500
Existing Certificates:	462
Remaining Prior to Tier 1:	38

Wine Country - Residential	
Cap:	105
Existing Certificates:	89
Remaining Prior to Tier 1:	16

Tier 1 Eligible (51 Applications Received):	34
Tier 2 Spots:	4

Tier 1 Eligible (11 Applications Received):	10
Tier 2 Spots:	6

Wine Country - Equestrian	
Cap:	8
Existing Certificates:	5
Remaining Prior to Tier 1:	3
Tier 1 Eligible (1 Applications Received):	0
Tier 2 Spots:	3

Wine Country - Winery	
Cap:	129
Existing Certificates:	88
Remaining Prior to Tier 1:	41
Tier 1 Eligible (16 Applications Received):	13
Tier 2 Spots:	28

Tier 2 Process

Given the monthly changes in operating STR certificates, due to natural attrition through no-renewals and in other cases enforcement action, the total number of valid certificates at any given time is somewhat fluid. Tier 1 notices have been sent and upon verification of these operators becoming certified, the Tier 2 process can be implemented. The County will then publicly notice a Tier 2 application submittal timeframe and accept all applications during that period. The County will evaluate the number of new certificates that could be allowed, based upon any capacity under the caps. If the number of applications exceeds the capacity, then a lottery process will take place, during an upcoming Planning Commission hearing.

STR Certificate Management

The County of Riverside has partnered with Deckard for the use of their Rentalscape program, which is an online application and certificate management system. The County is in the final stages of migrating over from the GovOS management system to Deckard, which has a more robust toolkit, reporting, and thematic mapping system. It is anticipated the rollover to Deckard will be finalized and implemented before end of year, 2024. At the time of drafting this report, the County is testing a real time mapping system that shows the location of all STR certificates within the unincorporated areas of Riverside County, along with site specific information including the certificate number, responsible operator's contact information, and occupancy limits. This will become a publicly available mapping tool.

Enforcement Summary

Riverside County Code Enforcement continues to provide inspection and enforcement services for the Short Term Rental program. Since the second amendment to Ordinance No. 927

became effective at the beginning of 2024, the following represents Code's efforts in managing the program:

Short Term Rentals Enforcement Metrics - Jan 2024 to Jul 2024	
Inspections:	866
Cease and Desists:	539
Citations Total$:	$56,000
STR Calls/ email:	5,392
NOVs:	166
Cases - Opened:	319
Cases - Closed:	306
After Hours Complaints:	126

Enforcement of the Ordinance and ensuring public health and safety remains a priority for the County. Code Enforcement has an exclusive Short Term Rental (STR) team dedicated to managing the operations and permitting process for STRs across the County. The STR team has also partnered with Riverside County Sheriff's Office to further bolster the enforcement of STRs when a complaint is received off-hours and after Code Enforcement's normal schedule.

Based on recent feedback received from the community, the Code Enforcement and Planning teams are evaluating various additional enforcement opportunities for consideration. Furthermore, on August 23, 2024, the Code Enforcement department launched a 90-day Short Term Rental (STR) Concentrated Enforcement Operation in Wine Country. The operation team will monitor, cite and issue NOVs as deemed appropriate and will further maintain close communication with the RSO team related to repeated violators.

For submitting a complaint, you may call the 24-hour STR hotline at **(951) 955-2004** or **(760) 393-3344** or contact Code Enforcement via email at **codestr@rivco.org**

For general questions about the STR program and County Ordinance, contact the Riverside County Planning Department at **(951) 955-3200** or via email at **TLMA-STR@rivco.org**

Next Steps

Annual Reporting

Given the scope and scale of the Countywide STR program and general ongoing interest in its status, staff is also recommending that an annual report be prepared and presented to the Board of Supervisors, at closing of the fiscal year.

Resources

The Board of Supervisors had previously allocated funding for a dedicated position in the County to manage the STR program's customer service calls, email, and walk-ins, along with general support for the certification process. This position has been instrumental in providing great service; however, the volume of calls, email, and program administration tasks exceeds the capacity of one person. Staff will be presenting additional supporting staffing opportunities to the Executive Office as part of the annual Strategic Financial Plan (SFP) process.



Jason Farin, Principal Management Analyst 8/23/2024

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.1
(ID # 29647)
MEETING DATE:
Wednesday, January 21, 2026

SUBJECT: AMENDMENT TO COUNTY ORDINANCE NO. 927 (REGULATING SHORT-TERM RENTALS) AND ORDINANCE NO. 671 (CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemptions) and 15273 (Rates, Tolls, Fares, and Charges) – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Hold a public hearing to amend County Ordinance Nos. 927 (Regulating Short Term Rentals) and 671 (Consolidated Fees for Land Use and Related Functions). Proposed Ordinance No. 927.3 would amend Ordinance No. 927 to enhance enforcement capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods. Proposed amended Ordinance No. 671.25 (Consolidated Fees for Land Use and Related Functions) includes amended registration and annual renewal fees for short-term rentals. Project Planner: Scott Bruckner at (951) 955-3200, or email at sbruckner@rivco.org.

PROPOSED PROJECT	
Case Number(s):	Ordinance No. 927 (Regulating Short Term Rentals) and Ordinance No. 671 (Fees)
Environmental Type:	Exemption
Area Plan No.	N/A
Zoning Area/District:	N/A
Supervisorial District:	All Districts
Project Planner:	Scott Bruckner
Project APN(s):	County-wide
Continued From:	

John Hildebrand, Planning Director 1/12/2026

PROJECT DESCRIPTION AND LOCATION

This is an amendment to County Ordinance Nos. 927 (Regulating Short Term Rentals) and 671 (Consolidated Fees for Land Use and Related Functions). Proposed Ordinance No. 927.3 would amend Ordinance No. 927 to enhance enforcement capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods. Proposed amended Ordinance No. 671.25 (Consolidated Fees for Land Use and Related Functions) includes amended registration and annual renewal fees for short-term rentals.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Commonsense Exemptions) and 15273 (Rates, Tolls, Fares, and Charges); and,

TENTATIVELY APPROVE an amendment to Ordinance No. 927 (Regulating Short Term Rentals), based upon the findings and conclusions provided in this staff report; and,

TENTATIVELY APPROVE an amendment to Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), based upon the findings and conclusions provided in this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

In January 2016, the Riverside County Board of Supervisors adopted the initial version of the Short Term Rental Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the Short Term Rental (STR) industry, and to support a homeowner's business opportunity to utilize their residence for transient occupancy while protecting residential neighborhoods from adverse impacts; at this time there were approximately 300 STRs county-wide. As both the STR industry and the numbers of STRs in Riverside County have continued to grow, the County's STR program has adapted, and Ordinance 927 has been amended several times to reflect lessons learned through implementation. As a result of stakeholder comments, the Board of Supervisors initiated a third amendment to Ordinance 927 through amended motion on August 27, 2024 (Agenda Item 3.111), directing staff to review and revise the Ordinance's enforcement provisions with the intent of further mitigation of adverse impacts of STRs on residential areas. There are now approximately 1,100 certified STRs county-wide.

One of the primary issues the County has heard from communities regarding STRs is related to enforcement. While the majority of STR owners, operators and guests operate in compliance, stakeholder comments and resident complaint data indicate that some STR properties have impacted adjacent residences by operating with repeat violations or not acting timely enough in responding to complaints from residents. An even smaller minority of STR properties may have experienced hazardous circumstances which demonstrate a more severe form of negligence. The current version of Ordinance 927 lacks sufficient enforcement power for such STR

properties to be cited appropriately, or to allow for suspension or revocation of their STR certification. To this end, consistent with the Board's intent, the County is proposing revisions to Ordinance No. 927 that focus on addressing enforcement to mitigate impacts on neighborhoods. Additionally, as STR certification application fees have not been updated since July of 2022, a fee update is also being proposed. Finally, a moratorium on new STR certifications in the communities of Thousand Palms and B Bar H Ranch, which was issued by the Board of Supervisors on March 11, 2025 (Agenda Item 3.35), will be proposed for expiration; this has a nexus to the currently proposed Ordinance 927 revisions, and is explained in further detail below.

Proposed Ordinance No. 927.3:

Ordinance No. 927.3 is a minor amendment to Ordinance No. 927, Regulating Short Term Rentals, and includes updates resulting from program implementation lessons learned, legal requirements, best practices, and resident and STR community feedback. The proposed revisions include minor language cleanups; however, the focus is enforcement, in three areas:

1) STR Properties with Repeat Violations
2) Timely Response to Resident Complaints
3) Severe Circumstances

The proposed Ordinance No. 927 updates are designed to create a fair and equitable balance between a homeowner's opportunity for use of their residence as a STR, while simultaneously protecting the community from the negative secondary effects of STRs. This draft amendment to Ordinance No. 927 updates the following **major** provisions:

Major Ordinance No. 927 Provisions:

Section 4. DEFINITONS:

- "n. Notice. Any written notice issued by the Code Enforcement Department for a violation, which includes but is not limited to, a notice of violation, advisory notice, cease and desist, or citation."
- "dd. Urgent Circumstance. A situation where the Code Enforcement Director, Planning Director, and/or TLMA Agency Director, or their designees, have determined that immediate action is necessary to abate a significant violation in order to protect public safety and/or prevent damage of surrounding property."

***NOTE:** The definition of "Notice" replaces the previous definitions of "Notice of Violation" and "Verified Notice of Violation" in their entirety. Similar to a Notice of Violation, in order for any Notice to be issued to an STR property by the Code Enforcement Department, a violation must first be substantiated.

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

- "a. …The Planning Department or its designee may approve an initial application for a Short Term Rental Certificate only if all of the following requirements are met:
- "18. Any Responsible Operator(s) has not received three (3) Notices within a twelve (12) month period;
- 19. Any Responsible Operator(s) has not received seven (7) Notices in total for the Short Term Rental;"

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS:

- "c. The Short Term Rental shall not be used for any temporary event or commercial temporary event, as defined in Riverside County Ordinance No. 348, where such an event would result in exceedance of the maximum occupancy of the Short Term Rental as defined in Section 8.i of this ordinance, unless a temporary event permit has been obtained by the Responsible Operator.
- d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis.
- e. Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited."
- "p. Trash and refuse shall not be left stored within public view, except in proper containers for purposes of collection by the County's authorized waste hauler. Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with Riverside County Ordinance No 745."

Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY:

- "d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine Country, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year."

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD:

- "c. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Idyllwild, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year."

Section 13. NOTIFICATION AND COMPLAINTS:

- "b. Initial complaints regarding Short Term Rental violations on a property pursuant to this ordinance will be directed to the Responsible Operator. Upon receipt of any

complaint, the Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within thirty (30) minutes, speaking with a Code Enforcement representative to notify them of the received complaint, contacting the Responsible Guest to correct the violation, and visiting the site, if necessary, to ensure that the violation has been corrected. Within sixty (60) minutes of receipt of any additional complaint within the same twenty-four (24) hour period, the Responsible Operator for the Short Term Rental shall meet with a Code Enforcement Officer or County Sheriff's Department representative on site to ensure that the violation has been corrected. Failure to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in this section shall be considered a violation of this ordinance, and may constitute cause for suspension and/or revocation of the Short Term Rental Certificate."

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

- "a.2. Renewal. For Short Term Rental properties that have been the subject of any Notice within the past twelve (12) months, prior to the County renewing the related Short Term Rental Certificate, the County is authorized to conduct an inspection of the exterior of the Short Term Rental property within 30 days of the County's receipt of the accompanying renewal fee. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for this inspection."
- "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 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. 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. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall controls, remedies and penalties for violation of this Ordinance, and for recovery of costs related to its enforcement are provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference, except where more specific procedures, remedies, or penalties are specified in this Ordinance."
- "f. Suspension or Revocation. At the reasonable discretion of the Planning Department Director, Code Enforcement Director, and/or TLMA Director, or designees, a Short Term Rental Certificate shall be temporarily suspended, or shall be permanently revoked, as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued until

all the Owner(s) of the property changes, subject to an administrative hearing in accordance with the administrative hearing procedures set forth in Section 10 of Riverside County Ordinance No. 725, if any of the following findings are made:

1. Any Responsible Operator(s) fails to comply with an order of any law enforcement officer;
2. Any Responsible Operator(s) fails to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in Section 13.b of this Ordinance;
3. Any Responsible Operator(s) receives three (3) Notices within a twelve (12) month period for the same Short Term Rental. If multiple Notices are issued in a 24-hour period, only one Notice per 24-hour period may count towards the number of Notices described in this subsection;
4. Any Responsible Operator(s) receives seven (7) Notices in total for the same Short Term Rental. If multiple Notices are issued in a 24-hour period, only one Notice per 24-hour period may count towards the number of Notices described in this subsection;
5. Any Responsible Operator(s) receives a single Notice during a period of temporary suspension of their Short Term Rental Certificate;
6. The Short Term Rental Certificate was obtained by fraud or perjured testimony; or,
7. Where an Urgent Circumstance is deemed to exist by the Code Enforcement Director, Planning Director, and/or TLMA Director, or their designees, a Short Term Rental Certificate may be immediately suspended and/or revoked pursuant to the Summary Abatement process set forth in Ordinance 725."

The preceding was a summary of the MAJOR changes to Ordinance No. 927. Ordinance No. 927.3, which is included with this staff report package, contains all proposed changes to Ordinance No. 927.

Urgency Interim Ordinance Nos. 449-254 and 449-255: Temporary Moratorium on New Short Term Rentals Within the Unincorporated Areas of Thousand Palms and B Bar H Ranch:

In response to complaints from area residents, on March 11, 2025 (Agenda Item 3.35), the Board of Supervisors adopted Urgency Interim Ordinance No. 449-254 to establish a moratorium on issuance of new STR certificates in the unincorporated communities of Thousand Palms and B Bar H Ranch; on April 15, 2025 (Agenda Item 23.1) that moratorium was extended to February 28, 2026, through adoption of Urgency Interim Ordinance No. 449-255. The purpose of this moratorium was to protect public safety, health, and welfare in these two communities while allowing County staff to evaluate the impacts of STRs, and develop reasonable regulations, if necessary, to mitigate such impacts.

To conduct this evaluation, staff reviewed various data including density of STRs to dwelling units, number and nature of STR and noise-related complaints received, and STR and noise-related enforcement. A summary of this data with analysis is provided below.

STR Density:

- **Thousand Palms:** 1,144 Dwelling Units, 31 Certified STRs = 2.78% of homes used as STRs
- **B Bar H Ranch:** 328 Dwelling Units, 37 Certified STRs = 11.28% of homes used as STRs

STR Density Analysis: From a density perspective, the percentage of residential homes being used as STRs in Thousand Palms is not significant at 2.78%. The STR percentage in B Bar H Ranch is more considerable at 11.28%; however, to assess whether any percentage of STRs to residential homes in an area is resulting in adverse impacts, resident complaint data must be reviewed.

STR and Noise-Related Complaints Received (July 2025 – December 2025):

- **Thousand Palms:** 25 total complaints received, from 8 complainants (including anonymous caller). All complaints received were related to 6 properties; not all of these properties have been confirmed to be STRs.
- **B Bar H Ranch:** 12 total complaints received, from 7 complainants. All complaints received were related to 8 properties; not all of these properties have been confirmed to be STRs.

STR and Noise-Related Complaints Received Analysis: The number of complainants in both communities appear to represent a smaller subset of residences. More importantly, the number of properties which are subject to the complaints is a small number. Therefore, if an STR-related issue exists, it does not appear to be widespread. It should also be noted that not all noise-related complaints are the result of STRs, and as noted, the above data includes noise complaints which may have been associated with legally compliant, private gatherings. It is therefore necessary to assess complaints which have been substantiated as violations.

STR and Noise-Related Enforcement (9-Month Period <u>Before</u> Moratorium Adoption):

- **Thousand Palms:** 17 total cases opened, resulting in 4 citations
- **B Bar H Ranch:** 4 total cases opened, resulting in 1 notice of violation

STR and Noise-Related Enforcement (9-Month Period <u>After</u> Moratorium Adoption):

- **Thousand Palms:** 30 total cases opened, resulting in 7 citations and 1 notice of violation
- **B Bar H Ranch:** 14 total cases opened, resulting in 2 citations

STR and Noise-Related Enforcement Analysis: In Thousand Palms, the percentage of complaints that resulted in issuance of corrective notice was 23.5% before the moratorium,

and 26.6% after. In B Bar H Ranch, complaints resulting in notice issuance was 25% before the moratorium, and 14.3% after. Taken together, an average of 22.3% of complaints resulted in issuance of corrective notices in both communities, over the past year and half. Also notable is that in both communities, the number of complaints responded to, and number of citations issued both increased after the moratorium, indicating that a moratorium on new STRs is not resulting in positive impacts on complaints received, or violations.

Final Analysis and Staff Recommendation: Density of STRs to residential dwellings does not appear to be an issue in Thousand Palms, but may be more significant in B Bar H Ranch. However, the number of complaints received, and the number of residents complaining, both do not indicate an issue that is widespread in either community, or more importantly, one that is attributable to new STRs. Instead, complaints appear to be directed toward a small number of properties, some of which may not be STRs. Additionally, complaints and enforcement appear to have increased since the moratorium, indicating that a moratorium on new STRs is not resulting in positive impacts on complaints received, or observed violations. Moreover, a minority (22.3% on average) of complaints result in actual issuance of corrective notices; this could be the result of multiple complaints being directed at the same STR properties, noise complaints directed at non-STR properties, or just unfounded complaints.

In either case, the issues in Thousand Palms and B Bar H Ranch appear to not be related to new STRs, but are instead related to enforcement on STRs which might be negligent, and enforcement of the County's noise ordinance. The County Board of Supervisors recently initiated an amendment to Ordinance 847 (Noise Ordinance); this amendment together with the proposed enhanced enforcement provisions of Ordinance 927.3 are expected to address the issues identified in Thousand Palms and B Bar H Ranch.

Note that as Urgency Interim Ordinance Nos. 449-254 and 255 were adopted by the Board of Supervisors, Planning Commission action is not being requested today to approve or deny expiration of the STR moratorium. The above information is being provided in this staff report because staff will request that the Board of Supervisors allow Urgency Interim Ordinance No. 449-255 to expire in connection with consideration of Ordinance 927.3.

Ordinance No. 671.25:

Ordinance No. 671.25 proposes to amend Ordinance No. 671 (Consolidated Fees for Land Use), to adjust initial STR application fees and annual renewal fees. The initial STR application fee is increasing from **$740.00** to **$1,040.00,** and the annual renewal fee is increasing from **$540.00** to **$750.00,** to support ongoing management and enforcement costs. The proposed new fees utilize the same methodology as the current rate, which entails multiplying the average number of hours spent processing an application by Planning and Code Enforcement Department job classifications, by the applicable Board of Supervisors approved Deposit Based

Fee (DBF) rate. The current initial STR application fees and annual renewal fees utilize DBF rates from 2017; the proposed fee rates would update to the current Board approved rates. Additionally, as approved by the Board, current DBF rates are due to increase by 4% in fiscal year 26/27; this proposed Ordinance 671.25 would increase that component of the STR initial and renewal application fee in kind. A nexus study is included with this staff report package as justification for the fee adjustment.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed 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), which provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an amendment to the County's Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.3 is a minor amendment updating and clarifying provisions related to enforcement and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects and no building or grading permits are being issued with this adoption.

Additionally, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.25 amends County Ordinance No. 671 relating to establishing consolidated fees for land use and related functions, to adjust Short Term Rental initial application fees to $1,040 and renewal fees to $750. The increase in the application fee and renewal fee meets the requirements of this exemption because the fees are increased for the purpose of meeting actual County operating expenses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A draft of Ordinance No. 927.3 was first made available to the general public on the Planning Department website in October 2025. Community meetings were subsequently held to gather feedback in Thousand Palms on October 29, in Idyllwild on November 3, in Temecula Wine Country on November 5, and at the Bermuda Dunes Community Council meeting on November 20. Minor revisions were made considering community comments, and the final revised version of draft Ordinance No. 927.3 was posted on the Planning Department website for review and comment on January 6, 2026.

A public hearing notice for this ordinance amendment was also included in a publication of **the Press Enterprise** and **Desert Sun newspapers**.

ATTACHMENTS

Exhibit A: ALUC Determination
Exhibit B: Short Term Rental Fee Nexus Study
Exhibit C: Board of Supervisors Initiation – 8/27/2024
Exhibit D: Ordinance No. 927.3 (Regulating Short Term Rentals) - Redline
Exhibit E: Ordinance No. 671.25 (Consolidated Fees for Land Use and Related Functions) - Redline
Exhibit F: Notice of CEQA Exemption

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

January 13, 2026

Scott Bruckner, Principal Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

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Steve Manos
Lake Elsinore

VICE CHAIR
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www.rcaluc.org

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

File No.:	ZAP1105RG26
Related File No.:	Ordinance No.927 and Ordinance No.671
APN:	Countywide

Dear Mr. Bruckner,

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 Case Nos. Ordinance No.927 and Ordinance No.6721, a proposal to amend Ordinance No. 927 (Regular Short Term Rentals) to enhance capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods and ordinance No.671 (Consolidated Fees for Land Use and Related Functions) will include amended registration and annual renewal fees 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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ORDINANCE NO. 927.3

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE 927 REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725

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

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

"ORDINANCE NO. 927

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

Section 1. FINDINGS.

a. The Board of Supervisors finds that there continues to be an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within Wine Country and Idyllwild.

b. While Short Term Rentals have been a staple in the County and they provide a benefit to the County by expanding the number and type of lodging facilities, the exponential increase continues to cause adverse impacts that have the potential to endanger the health and safety of residents and guests and the very environment and resources that attract visitors to the County.

c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic

congestion, illegal vehicle parking, and accumulation of refuse.

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

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

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

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

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

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

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

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

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

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

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

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

a. Applicant. Owner or Owner's Authorized Representative.

b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping purposes and is legally permitted as a bedroom or loft.

c. Booking Transaction. Any reservation or payment service provided by a person or entity who facilitates a Short Term Rental transaction between a prospective Guest and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or Local Contact Person.

d. County. The County of Riverside.

e. Eligible Properties. Property that is located within an area of the County that is subject to Short Term Rental Caps and eligible to apply for a Short Term Rental Certificate.

f. Family Member. 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 an aunt or uncle).

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

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

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

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

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

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

complaints.

~~l.~~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.

~~m.~~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~~ Any written notice issued by the Code Enforcement Department for a violation, which includes but is not limited to, a notice of violation, advisory notice, cease and desist, or citation.

~~n.~~o. North Wine Country. For the purposes of this ordinance, only, the properties identified, as of the effective date of this ordinance, by the following Assessor's Parcel Numbers: 943-150-020, 943-150-021, 943-150-022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021, 943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022, 943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037, 943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010, 943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024, 943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031, 943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009, 943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024, 943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014, 943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008, 943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020, 943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010, 943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008, 943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010, 943-180-013, 943-180-014,

943-180-018, 943-180-019, 943-180-025, 943-190-007, 943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003, 943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019, 943-190-025, 943-190-029, 943-190-033, 943-190-035, 943-200-016, 943-200-020, 943-200-030, 943-270-001, 943-270-006, 943-270-008.

~~o.~~p. Operator. The Owner or the Owner's Authorized Representative who offers or provides the Short Term Rental.

~~p.~~q. Owner. The person or Owner Entity that holds legal or equitable title to the Short Term Rental property.

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

~~s.~~t. 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.~~u. 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).

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

1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of age;
2. Local Contact Person(s) of the Short Term Rental;
3. Owner(s) of the Short Term Rental;

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

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

~~v.~~w. Short Term Rental. A legal privately owned residential dwelling, including, but not limited to, a one family detached dwelling or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations, manufactured home on permanent foundations~~, or any portion of such dwellings, including the property or yard appurtenant thereto~~, which is rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night. Portions of calendar days are counted as full days. A Short Term Rental may include any accessory dwelling unit (ADU), junior ADU~~,~~, second unit, guest quarter, or ranchette unit not otherwise prohibited by state law. A Short Term Rental shall exclude all properties and appurtenant features and facilities rented for hourly use, and properties which have been subdivided pursuant to California Government Code sections 65852.21 or 66411.7 (also known as "Senate Bill 9" or "SB 9") or units or dwellings subject to conditions of approval, legal deed restrictions, or other legal requirements prohibiting this type of rental or occupancy.

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

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

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

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

~~z.~~bb. Short Term Rental Program Manager. The certified manager who is retained by the County and is responsible for assisting with administering the County's Short Term

Rental program.

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

~~aa.~~dd. Urgent Circumstance. A situation where the Code Enforcement Director, Planning Director, and/or TLMA Agency Director, or their designees, have determined that immediate action is necessary to abate a significant violation in order to protect public safety and/or prevent damage of surrounding property.

~~bb. Verified Notice of Violation. A Notice of Violation issued for violation of any provision of this ordinance and is either not timely appealed by the recipient or is appealed and upheld in favor of the County.~~

~~cc.~~ee. Wine County. The Wine Country – Winery District, Wine Country – Equestrian District, Wine Country – Residential District, and North Wine Country, as defined in this ordinance.

~~dd.~~ff. Wine Country – Winery District. The Wine Country – Winery District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

~~ee.~~gg. Wine Country – Equestrian District. The Wine Country – Equestrian District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

~~ff.~~hh. Wine Country – Residential District. The Wine Country – Residential District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn; any permitted or unpermitted camping site or area, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, therapy center, convalescent home, rest home, home for aged people, foster

home, halfway house, transitional housing facility, supportive housing, parolee-probationer home, community care facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage, or other facility in which human beings are detained and housed under legal restraint; any housing owned or controlled by an educational institution and used exclusively to house students, faculty, or other employees with or without their families, any fraternity or sorority house or similar facility occupied exclusively by students and employees of such educational institutions and officially recognized and approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes; any housing owned by a governmental or non-profit agency and used to house its employees or for governmental or non-profit purposes; any camp as defined in the Labor Code; any low-impact camping area as defined in the Health and Safety Code; and any employee housing or other housing furnished by an employer exclusively for employees or employees and their families; single room occupancy units, as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

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

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

a. Initial Application. A Responsible Operator shall submit to the Planning Department

or its designee a Short Term Rental Certificate initial application provided by the County and initial registration fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee may approve an initial application for a Short Term Rental Certificate only if all of the following requirements are met:

1. The Applicant submits a completed application with all required information pursuant to this Section;
2. For Short Term Rental properties in Wine Country, the additional requirements for initial applications, as described in Section 9 and Section 11, are met;
3. For Short Term Rental properties in Idyllwild, the additional requirements for initial applications, as described in Section 10 and Section 11, are met;
4. The name, address, and telephone number of all Owner(s) and Responsible Operator(s) of the Short Term Rental property;
5. Executed indemnification and hold harmless agreement by all Owner(s) and Responsible Operator(s) on a standard form developed by the Planning Department and 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, or closed non-compliant 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~~Notices within a twelve (12) month period;

19. Any Responsible Operator(s) has not received seven (7) ~~Verified Notices of Violation~~Notices in 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:

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~~ Notices within a twelve (12) month period for the Short Term Rental;

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

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

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

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

f. In the event that a Short Term Rental Certificate has been expired for ~~9~~60 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.

g. No Transfer of a Short Term Rental Certificate.

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

2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term Rental Certificates in Wine Country and Idyllwild, only, may be transferred when the Owner(s) of the Short Term Rental property transfers title of the

property to a Family Member, heir, inter vivos trust, family trust, or other similar type of trust estate and only when the property meets the Short Term Rental requirements, as described in Section 9 or Section 10, as applicable. Within 180 days from the date of recordation of the property transfer, the new Owner(s) is required file a complete transfer application with the Planning Department to legally transfer the name of the Short Term Rental Certificate to the new Owner. If the deadline is not met, the Short Term Rental Certificate shall expire automatically and a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671, will be required to obtain a new Short Term Rental Certificate for the property.

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

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

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

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

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

c. The Short Term Rental shall not be used for any temporary event or commercial temporary event, as defined in Riverside County Ordinance No. 348, where such an event would result in exceedance of the maximum occupancy of the Short Term Rental as defined in Section 8.i of this ordinance, unless a temporary event permit has been obtained by the Responsible Operator.

d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis.

e. Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited.

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

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

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

~~h.~~i. Occupancy.

1. The occupancy of a Short Term Rental is limited to 200 square feet per

person, up to a maximum number of occupants that is determined by the size of the property, as follows:

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

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

~~j.~~k. 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

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

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

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

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

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

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

Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with Riverside County Ordinance No 745.

~~p.~~q. Snow Removal.

1. Snow removed from private driveways and parking lots of a Short Term Rental may not be dumped, deposited, or placed or pushed into a street or other public right-of-way, except to the extent that such activity shall not increase the depth of snow on the street or right-of-way by over three inches at any point within the right-of-way.
2. Snow removed from the Short Term Rental may not be piled to block or cover a fire hydrant, standpipe, or other water delivery service for fire protection.

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

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

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

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

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

~~u.~~v. The Responsible Operator shall post or cause to be posted in a prominent location on the interior of the Short Term Rental the following information, in accordance with

all applicable laws and the provisions of this ordinance:

1. Responsible Operator name and number;
2. Local Contact Person name and number;
3. The telephone number for the Sheriff's Department, Short Term Rental Manager, and the Code Enforcement Department, including the 24-hour Code Enforcement Department telephone number;
4. The website information for Rivco Ready, in the event of an emergency;
5. Evacuation plan for the Short Term Rental showing emergency fire extinguisher locations, interior pedestrian exit routes, and exterior vehicular exit routes;
6. The maximum number and precise location of onsite parking spaces;
7. A copy of the Short Term Rental Operational Requirements described in Section 8 of this ordinance;
8. Trash pick-up day and applicable rules and regulations;
9. A copy of Riverside County Ordinances No. 847 and 927;
10. A copy of the Good Neighbor Brochure; and
11. Notification that a Responsible Operator or Guest may be cited or fined by the County in accordance with this ordinance and Riverside County Ordinance No. 725.

~~v.~~w. A Short Term Rental shall not change the residential character of the property, except for the required exterior onsite Short Term Rental sign. The Responsible Operator shall post one (1) identification sign, measuring two square feet in area or one foot by two foot in size, in the exterior of the Short Term Rental in a place that is readily visible from the public view. Any other advertising signs promoting or identifying the Short Term Rental or otherwise shall only be permitted as otherwise authorized under Riverside County Ordinance No. 348. The required identification sign shall be posted onsite at the Short Term Rental in a location that is clearly visible, and shall clearly state the following information in lettering of sufficient size to be easily

read from the public right of way:

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

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

~~x.~~y. 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; 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.

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 operational requirements for Short Term Rentals outlined in this section.

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

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

~~c.~~d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine Country, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

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

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

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

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.

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 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 and North Wine Country.

   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 and North Wine Country. The County shall not enforce the provisions of this Subsection 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.

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

1. Wine Country – Winery District. The maximum combined number of Short Term Rentals in this district shall be no more than 129, which equates to approximately 17 percent of the existing number of single family residential 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 105, which equates to approximately 10.5 percent of the existing number of single family residential units in the Wine Country – Residential District.

4. North Wine Country. The maximum number of Short Term Rentals in this area shall be no more than 16, which equates to approximately 19% of the existing number of single family residential units in North Wine Country.

5. 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.~~h. 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.

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

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

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

c. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Idyllwild, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

~~c.~~d. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner

Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in Idyllwild. "Holding" a Short Term Rental Certificate shall be defined to include the Owner, Owner Entity, and any ownership interest, or responsible person for the ownership interest of the Owner or Owner Entity.

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

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

1. 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.

~~e.~~f. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties shall not be located within a 150 foot radius of any other Short Term Rental property. The 150 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 150

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 150 feet of any property with a valid Short Term Rental Certificate in Idyllwild.

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

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

1. The Applicant provides the following information:

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

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

2. The desired Short Term Rental meets all of the requirements for the applicable location (for Wine County, Section 9 of this ordinance, and for

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

i. Is selected as an Eligible Property pursuant to this Section 11;

ii. Meets the limitation on ownership of two (2) Short Term Rental Certificates, as described in Section 9 or Section 10, as applicable;

iii. For Wine Country only, meets the Short Term Rental classification requirements for the district in which the property is located, as described in Section 9; and,

iv. Meets the Short Term Rental density requirements, as described in Section 9 or Section 10, as applicable.

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

i. Tier 1: A property that has not been issued a Short Term Rental Certificate but the Owner(s) or Responsible Operator(s) paid Transient Occupancy Taxes for the property by registering with the County or Airbnb, only, for the entire period of operation from September 13, 2021 to September 13, 2022.

(1) Exception: North Wine Country properties are not eligible for Tier 1.

ii. Tier 2: Any property that does not meet the qualifications for Tier 1, as described above, or any Tier 1 property that does not obtain a Short Term Rental Certificate in Tier 1.

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

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

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

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

(3) However, if the number of qualified Tier 1 applications received exceeds the Tier 1 Cap, the County shall implement a lottery to select Eligible Properties up to the Tier 1 Cap. Once selected, Eligible Properties must meet all the Short Term Rental application requirements of Section 7 and the additional application requirements in this Section 11. If any Eligible Property does not meet all of the application requirements in Section 7 and Section 11, then the County shall not issue a Short Term Rental Certificate for that property. In that case, the County shall utilize the same set of qualified Tier 1 applications and use the lottery system to

select another Eligible Property and determine whether it meets the application requirements of Section 7 and Section 11. This process shall continue until the number of Short Term Rental Certificates issued reaches no more than 10 additional properties beyond the Short Term Rental Cap.

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

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

(1) In January and July of each calendar year, the County shall evaluate whether the number of Short Term Rental Certificates falls below the Short Term Rental Cap in Idyllwild, as described in Section 10, or Wine Country, as described in Section 9. The County shall publish notice of the lottery application period on the Riverside County Planning Department website for at least 30 days prior to opening the Short Term Rental application period. After the 30 day notice period, the County will open the application period for 30 days and close it at 11:59 p.m. on the 30th day. Once the application period closes, the County shall use a lottery system to select Eligible Properties from the submitted applications.

(2) Once the Short Term Rental Cap is reached for a particular area, the County shall not select any more Eligible Properties

for that area until the number of Short Term Rental Certificates falls below the Short Term Rental Cap.

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

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

Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

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

responsibilities.

Section 13. NOTIFICATION AND COMPLAINTS.

a. Notification.

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

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

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

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

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

b. Initial complaints regarding Short Term Rental violations on a property pursuant to this ordinance will ~~generally~~ be directed to the Responsible Operator. ~~The~~Upon receipt of any complaint, the Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within ~~six~~thirty (~~60~~30) minutes, ~~notifying~~speaking with a Code Enforcement representative to notify them of the received complaint, contacting the Responsible Guest to correct the violation, and visiting the site, if necessary, to ensure that the violation has been corrected. Within sixty (60) minutes of receipt of any additional complaint within the same twenty-four (24) hour period, the Responsible Operator for the Short Term

Rental shall meet with a Code Enforcement Officer or County Sheriff's Department representative on site to ensure that the violation has been corrected. Failure to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in this section~~within sixty (60) minutes~~ shall be considered a violation of this ordinance, and may constitute cause for suspension and/or revocation of the Short Term Rental Certificate.

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

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

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

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

a. Initial Inspections.

1. Initial Application. Prior to the County issuing a Short Term Rental Certificate, the County is authorized to conduct an initial inspection of the exterior of the intended Short Term Rental property within 30 days of the County's receipt of a Short Term Rental initial application and the accompanying initial registration fee. A Responsible Operator shall be

available at the intended Short Term Rental property within sixty (60) minutes of the County's request for this inspection.

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

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

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

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

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

i. Violation of the requirements for maximum occupancy, noise, parking, lighting, outdoor fire area, pets, trash, or any other provision

as set forth in this ordinance;

ii. 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,

iii. 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.

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

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

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

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

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

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. 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 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. 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. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall controls, remedies and penalties for violation of this Ordinance, and for recovery of costs related to its enforcement are provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference, except where more specific procedures, remedies, or penalties are specified in this Ordinance.

e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the public health and safety and an infraction. Unless otherwise stated in this section, the administrative citation penalty procedures governing the imposition, enforcement, collection, and administrative review of an administrative citation shall be enforced as authorized in Riverside County Ordinance No. 725 and in accordance with California Government Code Section 53069.4. However, administrative citations may be issued to a Responsible Guest without first issuing a Notice ~~of Violation~~.

Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate administrative citation. The County may issue an administrative citation against the Responsible Operator or Responsible Guest for any violation of this ordinance, as follows:

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

f. Suspension or Revocation. At the reasonable discretion of the Planning Department Director, Code Enforcement Director, and/or TLMA Director, or designees, a Short Term Rental Certificate shall be temporarily suspended, or shall be permanently revoked, as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued until all the Owner(s) of the property changes, subject to an administrative hearing ~~officer~~ in accordance with the administrative hearing procedures set forth in Section 10 of Riverside County Ordinance No. 725, if any of the following findings are made:

1. Any Responsible Operator(s) fails to comply with an order of any law enforcement officer;
2. Any Responsible Operator(s) fails to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in Section 13.b of this Ordinance;
~~2.~~3. Any Responsible Operator(s) receives three (3) ~~Verified Notices of Violation~~ Notices within a twelve (12) month period for the same Short Term Rental. If multiple Notices ~~of Violation~~ are issued in a 24-hour period, only one Notice ~~of Violation~~ per 24-hour period may count towards the number of ~~Verified Notices of Violation~~Notices described in this subsection;
~~3.~~4. Any Responsible Operator(s) receives seven (7) ~~Verified Notices of~~

~~Violation~~ Notices in total for the same Short Term Rental. If multiple Notices ~~of Violation~~ are issued in a 24-hour period, only one Notice ~~of Violation~~ per 24-hour period may count towards the number of ~~Verified Notices of Violation~~ Notices described in this subsection; ~~or,~~

5. Any Responsible Operator(s) receives a single Notice during a period of temporary suspension of their Short Term Rental Certificate;

6. The Short Term Rental Certificate was obtained by fraud or perjured testimony~~.~~; or,

~~4.~~7. Where an Urgent Circumstance is deemed to exist by the Code Enforcement Director, Planning Director, and/or TLMA Director, or their designees, a Short Term Rental Certificate may be immediately suspended and/or revoked pursuant to the Summary Abatement process set forth in Ordinance 725.

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

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

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Section 17. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By:_____
Chair, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By:_____
Deputy

(SEAL)

APPROVED AS TO FORM
February _____, 2026

By: _____
Braden Holly
Deputy County Counsel

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 2100000 – Ordinance No. 927.3 (Short Term Rentals) and Ordinance No. 671.XX (Consolidated Fees for Land Use)

Project Location: All unincorporated areas of Riverside County (Countywide Ordinance)

Project Description: Public hearing to amend County Ordinance Nos. 927 (Regulating Short Term Rentals) and 671 (Consolidated Fees for Land Use and Related Functions). Proposed Ordinance No. 927.3 would amend Ordinance No. 927 to enhance enforcement capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods. Proposed amended Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions) includes amended registration and annual renewal fees for short term rentals.

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 (*Section 15061(b)(3)*)
☒ Statutory Exemption (Section 15273)
☐ Other: _____

Reasons why project is exempt: This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Commonsense Exemptions) and 15273 (Rates, Tolls, Fares, and Charges). The project includes minor amendments to Riverside County's Short Term Rental Ordinance related to enforcement and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments or any other projects. Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions) amends County Ordinance No. 671 to adjust Short Term Rental initial application fees for the purpose of meeting actual County operating expenses. There are no physical environmental impacts related to this project, nor will there be any site-specific grading or construction for an individual operator.

Scott Bruckner — *County Contact Person*
(951) 955-2009 — *Phone Number*



Signature

Planning Division Manager — **Title**

1/21/2026 — **Date**

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

County Clerk Posting Fee = **$50.00**

From:	Janis Charnay
To:	TLMA Planning Hearings
Subject:	Today"s Meeting Short Term Rental Enforcement Failures, Ordinance 927, and the Need for a Permanent Moratorium
Date:	Wednesday, January 21, 2026 11:33:20 AM

To: Guillermo "Bill" Sanchez, Marisa Gruytch, and Shellie Clack,

Thank you for hearing us and having follow up questions, we have so much more to say, and 3 minutes barely scratches the surface of the nightmares we have ongoing with bad Short-Term Rentals, and Ranchos.

Despite years (since 2017) of documented complaints, call histories, and repeat violations, the same properties continue to operate with little consequence. Residents in unincorporated and oversaturated areas are exhausted and frustrated by the lack of meaningful enforcement.

Code Ordinance 927 will not change these conditions. Chronic violators do not comply with ordinances—they learn how to work around them. Without immediate and enforceable consequences, additional regulations will not protect our communities.

For example, the property adjacent to our home—located on a dead-end street—has been allowed to host more than 20 events annually, many beginning after 10:00 p.m., with minimal oversight or security. This pattern is occurring throughout our area.

What is needed is enforcement, not new language. Specifically:

- Immediate suspension or revocation of permits for properties with repeat violations
- Authority for Code Enforcement to shut down events in real time with the support of the Sheriffs, **(if it is not safe for Code Enforcement, how is it safe for us?)**
- Escalating penalties that cannot be treated as a cost of doing business
- Clear limits on event frequency, occupancy, and hours with zero tolerance for violations
- Dedicated enforcement resources for oversaturated, high-impact areas - NO more rentals.

Repeat bad actors have created unsafe conditions for residents, ranches, livestock, and property. We should not be forced to relocate due to the failure to enforce existing laws. Accountability must be swift, consistent, and unavoidable.

The moratorium must not only remain in place—it must be made permanent in our area. Code Enforcement is already overwhelmed and unable to manage current violations. Expanding allowances or relying on Ordinance 927 will only

worsen conditions. Permanent restrictions are the only responsible path forward until enforcement has the upper hand.

This is precisely why the moratorium needs to be made permanent in our area.

We also can provide map pinned videos, audios, and still photography that is date and time stamped showing how dangerous and unhealthy it has become. 90 percent of the time we do not get anyone out until after the worse has happened, that is why we document everything.

I can provide over a dozen more families, ranchers, contractors and retirees information as you can hear from them directly.

Thank you for your consideration.

I can be reached at
760-272-4330

Sincerely,
Janis Charnay

From:	Wendell Cole
To:	TLMA Planning Hearings
Subject:	Planning meeting 1-21-26
Date:	Monday, January 19, 2026 9:31:47 AM

Re: Agenda item 29647

Please accept the following comments related to the above referenced agenda item.

Section 8.k. Outdoor amplified sound **should not be allowed** in short term rentals (STR). By far the largest complaint of neighboring properties is loud noise coming from STRs. Outdoor amplified sound is a concern throughout the wine country.

Section 8.l. Noise Monitors: Models and operational details need to be specified. The monitors need to be calibrated and routinely re-calibrated. The location on the property needs to be specified and approved by code enforcement.

Section 8.r. Notification of neighboring properties: The radius needs to be expanded. Many properties in wine country are 2 or more acres. The 300 feet barely covers more than one property.

Section 9.h. The 500-foot radius needs to be expanded. (see section 8.r.)

In addition, code enforcement personnel need the authority to enter STR properties in order to adequately address issues, confirm compliance and address complaints.

Thank you for considering these comments.

Wendell Cole
40540 Chapparal Drive

From:	Business Affairs
To:	Bruckner, Scott
Cc:	TLMA Planning Hearings
Subject:	Public Comment - Ordinance 927.3 (STR Re-Classification)
Date:	Monday, January 12, 2026 3:13:18 PM

Dear Chair and Members of the Riverside County Planning Commission,

We are submitting this public comment to express our formal opposition to proposed Ordinance 927.3, specifically its treatment of short-term rentals (STRs) as an "ancillary," "incidental," or otherwise subordinate activity rather than recognizing them as a lawful residential use subject to regulation.

This proposed reclassification represents a substantial policy shift with serious legal implications. It diverges from the County's existing regulatory framework under which current STR certificate holders secured approvals, made significant financial investments, and operated with the understanding that STRs were an authorized use within applicable zoning districts.

Redefining STRs as a discretionary or merely incidental privilege—rather than a regulated land use—appears calculated to sidestep long-standing legal protections afforded to previously authorized uses under California land-use law. Courts have repeatedly made clear that local governments may not abolish or substantially impair lawful, established uses through semantic recharacterization or regulatory restructuring without triggering concerns related to vested rights, due process, and unconstitutional takings.

Although Ordinance 927.3 suggests that existing STRs may continue operating, the language stripping them of recognized land-use status renders those approvals inherently unstable. This framework exposes existing operators to gradual elimination through attrition, escalating operational requirements, or future regulatory tightening, all while asserting that no compensable property rights are implicated. Such an approach risks being interpreted as an impermissible attempt to achieve indirectly what cannot be done directly under the law.

Property owners who obtained STR certificates did so in good faith by relying on the County's prior ordinances, expending substantial resources and structuring their property ownership and operations accordingly. Retroactively altering the legal characterization of STRs undermines reasonable, investment-backed expectations and raises significant constitutional and statutory issues, including potential claims for vested rights violations, regulatory takings, and denial of due process.

For these reasons, I respectfully urge the Planning Commission to recommend amendments to Ordinance 927.3 that:

- Eliminate or substantially revise language characterizing STRs as merely ancillary or incidental uses;
- Explicitly recognize that existing, permitted STRs are lawful residential uses subject to regulation; and
- Avoid creating a regulatory structure that enables the eventual extinguishment of

previously granted approvals through redefinition rather than lawful process.

Without such revisions, the County unnecessarily exposes itself to legal challenges from affected property owners seeking to protect their established approvals and reliance interests. We submit this comment expressly to preserve all rights and remedies available under applicable law.

Thank you for your consideration and for the opportunity to comment on this important matter.

Best regards,

AvantStay, Inc.

Earn more on your vacation home—tryavantstay.com

Know a vacation homeowner? Refer & earn $1,500

Inc. 5000 Fastest-Growing Companies for 4 yrs in a row!

From:	Cesar Diaz
To:	TLMA Planning Hearings
Subject:	Public Comment on Draft Ordinance No. 927.3 – Restriction on Hourly Use by Permitted STRs
Date:	Monday, January 12, 2026 12:59:03 PM

Dear Planning Commission Members,

I am a property owner in unincorporated Riverside County and a current holder of a valid Short-Term Rental (STR) permit. I am submitting this written public comment regarding Draft Ordinance No. 927.3 and, specifically, the provision stating that "Short Term Rentals shall not be rented on an hourly basis," along with the related advertising restriction.

As revised, this provision would prohibit permitted STR operators from engaging in non-overnight, daytime uses—such as hourly rentals for photography, filming, meetings, or similar low-impact activities—even where no overnight occupancy occurs and no short-term lodging use is involved. This represents a substantive new restriction on how a permitted property may be used and directly affects existing permit holders who reasonably relied on the prior regulatory framework.

The ordinance defines a Short-Term Rental as involving overnight occupancy and expressly excludes properties rented for hourly use from that definition. However, the proposed operational standards nonetheless prohibit hourly rentals solely because a property holds an STR permit. This creates a regulatory inconsistency whereby a use that is expressly excluded from the STR definition is nevertheless prohibited once a permit is issued, effectively eliminating mixed-use operation without clear justification.

This restriction extends beyond regulating short-term lodging impacts and instead restricts unrelated, non-overnight uses that may otherwise be lawful under zoning or other County regulations. It also has the unintended effect of penalizing compliant property owners who obtained STR permits in good faith, while offering no demonstrated public safety, land-use compatibility, or enforcement benefit.

I respectfully request that the Commission revise Draft Ordinance No. 927.3 to clarify one of the following:

1. That the prohibition on hourly rentals applies only to overnight lodging activity and not to non-overnight, daytime uses; or
2. That properties holding STR permits may engage in hourly, non-overnight rentals provided such uses comply with applicable zoning, noise, parking, and event regulations.

Clarifying this issue would preserve the ordinance's stated intent of regulating short-term lodging while avoiding unnecessary restrictions on lawful property use and unintended impacts on existing permit holders.

Thank you for your consideration and for the opportunity to provide public comment.

Respectfully,

Cesar Diaz
cesar@oldwesttemecula.com
909 262 5358

SRT #: 000602
36945 Mesa Rd
Temecula, Ca 92592
(Unincorporated Temecula Wine Country)

From: Jenn Bulman
To: Bruckner, Scott; TLMA Planning Hearings
Subject: Recommendation to Include Tiny Homes in the Revised Short-Term Rental Ordinance
Date: Thursday, January 8, 2026 9:20:13 AM

Dear Riverside County Planning Commission,

I am writing to provide public comment regarding the revised Short-Term Rental Ordinance and to respectfully recommend the inclusion of professionally built tiny homes as an allowed unit type.

Modern tiny homes are in a category of their own and should not be confused with recreational vehicles or temporary structures. Many manufacturers now build tiny homes to the highest residential standards, including full fire-rated construction, permanent utility connections, and compliance with recognized building and safety codes. These units are designed and constructed much like traditional homes, only on a smaller scale.

In many other counties and jurisdictions, these professionally built tiny homes are already being classified and permitted as Accessory Dwelling Units (ADUs). Their inclusion has supported responsible property use while maintaining safety, aesthetics, and neighborhood compatibility. When properly regulated, tiny homes provide a unique and desirable lodging option that appeals to visitors seeking high-quality, thoughtfully designed accommodations.

Additionally, these structures are visually pleasing, architecturally diverse, and can be designed to blend seamlessly with rural and semi-rural environments throughout Riverside County. Allowing them within the Short-Term Rental Ordinance would encourage innovation, promote tourism, and provide property owners with flexible yet well-regulated options, all while maintaining the County's commitment to health, safety, and community standards.

I respectfully urge the Planning Commission to consider explicitly adding professionally built, fire-rated tiny homes as an allowed unit type within the revised ordinance, with appropriate standards to ensure safety, quality, and compatibility.

Thank you for your time, consideration, and continued work on behalf of Riverside County residents.

Sincerely,
Jennifer Bulman
(949)899-5442

From: Garner, Grace
To: Sanderson, Cheynne; Bruckner, Scott
Subject: FW: Short Term Questions
Date: Wednesday, November 19, 2025 11:37:43 AM
Attachments: image001.png
image002.png
image003.jpg
image004.png
image005.png
image006.jpg
image007.png
image009.png

Hi Cheynne and Scott,

Here are some more questions from Bermuda Dunes for tomorrow's meeting.

Best,
Grace

From: Kristen Martinez <kmartinez@vanmarlending.com>
Sent: Wednesday, November 19, 2025 11:05 AM
To: Garner, Grace <GEGarner@RIVCO.ORG>
Subject: Short Term Questions

Hello Grace,

Here are some of the questions that I put together.

Economic & Revenue Questions

1. What is the projected annual revenue Bermuda Dunes could generate from Transient Occupancy Tax (TOT) and STR permit fees if we maintain or strategically expand our STR program?

2. How does STR-generated revenue compare to that of second homes left vacant most of the year or long-term rentals that do not contribute TOT?

3. Do we have estimates for how much visitors staying in STRs contribute to local spending—restaurants, golf, retail, services—especially during major events?

4. Would expanding STR capacity during high-demand events increase sales tax, support local jobs, and create a more stable and diversified revenue stream for our community?

Event-Based Permit Expansion Questions

1. Can we consider increasing the number of STR permits during major regional events, provided all operators adhere to strict rental guidelines including noise limits, occupancy caps, and parking requirements?

2. Would a seasonal or event-specific STR permit category help Bermuda Dunes capture additional tourism revenue without increasing year-round saturation?

3. Could we implement enhanced enforcement funding—paid for by STR operators—to ensure community protection during these periods of increased activity?

These are just a few. Let me know your thoughts.

Kristen Martinez
President
NMLS 339615
P: 760.200.4620 | F: 760.200.0046
W: vanmarlending.com
E: kmartinez@vanmarlending.com
A: 77824 Wildcat Drive, Palm Desert, CA 92211
CA DRE: 01941524 | NMLS: 1107512

From: Alex Lluch
To: Bruckner, Scott
Subject: Proposal to Improve Ordinance 927.2 While Strengthening Community Protection
Date: Monday, November 17, 2025 8:08:26 AM

Dear Scott Bruckner:

My name is Alex Lluch, and I own two short-term rentals in Wine Country. One of them, *Villa Fabulosa*, was recently recognized by Expedia Group and VRBO as one of the Top Ten Vacation Rentals in the United States out of more than two million homes—the only California property to receive this honor. You may view the official announcement here: https://www.youtube.com/watch?v=xwmYm-XCr_o

I am writing to respectfully request a practical, balanced amendment to Ordinance 927.2, which currently imposes strict occupancy caps that do not reflect the diverse realities of properties in Wine Country. As written, the ordinance unintentionally harms responsible operators, reduces TOT revenue, and pushes large families and multi-generational groups—one of our strongest tourism segments—out of our region.

What is wrong with the current ordinance?

Many Wine Country properties sit on large parcels with no close neighbors and are specifically designed to accommodate larger groups safely and quietly. Despite this, the current "one-size-fits-all" occupancy formula prevents families from staying together under one roof—even when there is no risk of disturbance.

Additionally, the current exemption that grants an extra 10 guests only to properties with 50% vineyard coverage is unrelated to noise, safety, or neighborhood compatibility. The presence of grapevines has no connection to nuisance prevention, yet this rule creates an uneven playing field and unintentionally favors operators with the capital to plant vineyards, rather than rewarding responsible behavior.

A Fair, Enforceable Solution That Benefits Everyone

I respectfully propose that responsible operators in the Wine Country and Wine Country Residential districts be allowed to host up to 24 guests, provided they meet strict performance-based criteria that directly support neighborhood protection, safety, and accountability. These conditions would include:

- **Zero complaints or violations for the previous 12 months**, demonstrating consistent responsible operation.
- **All TOT taxes paid on time for at least 12 months**, ensuring financial responsibility and community contribution.
- **Adequate off-street parking** (e.g., one space per four guests) to eliminate road or shoulder parking.
- **Noise-monitoring devices** with manager alerts to ensure quiet hours and ordinance compliance.

- **Enhanced fire-safety infrastructure**, including bedroom smoke alarms, carbon monoxide detectors, extinguishers on each floor, an evacuation plan, and an annual safety inspection.

- **And more importantly,** an on-site resident manager or owner representative must live on-site, in an ADU on the same parcel, or within 100 feet, and be responsible for ensuring immediate resolution of any violations of the rules or disturbances to neighbors, and for providing neighbors with a direct point of contact.

These criteria directly address the core concerns of Code Enforcement and residents—noise, parking, safety, and rapid response.
Unlike the vineyard requirement, these standards produce measurable and effective outcomes.

Clear Enforcement & No Fiscal Burden to the County

A County Code Enforcement representative can verify compliance before an increased occupancy is granted. Operators requesting higher capacity would pay a review fee that fully offsets County staff time, ensuring zero cost to the County.

Why This Matters to Riverside County

This amendment would:

- Support a fair, safety-driven regulatory framework
- Increase TOT revenue by keeping large family groups in Wine Country
- Strengthen neighborhood protections through strict performance-based standards
- Align policy with actual operational realities rather than agricultural characteristics

This is a common-sense, balanced approach that protects residents while strengthening an important economic sector.

I would greatly appreciate your consideration and would welcome an opportunity to meet by phone or in person to discuss this proposal further.

Sincerely,

Alex Lluch
619-578-4013

From:	Walter Gaines
To:	Bruckner, Scott
Cc:	Odenbaugh, Rania; Sanderson, Cheynne; Hildebrand, John
Subject:	STR Input
Date:	Monday, November 10, 2025 1:00:48 PM

Good afternoon Mr. Bruckner:

The video link below is just last night at the neighboring STR. This is what we deal with on a periodic basis. I turned in a report to Code Enforcement last night. We have dealt with many abuses of this type, including 4-wheelers, fireworks, parties, domestic abuse, etc. - all by short term rental guests.

https://youtu.be/B-5pfYD2ICU

I want to see meaningful changes in Ordinance 927 because in its current state it is deeply flawed. I was unable to participate in the recent town hall meetings because of my schedule, but I am an experienced STR host who knows the lay of the land and the shortcomings of the current law.

Here are the changes I want to see - indeed, I have been recommending them for years:

Give Officers the Power to Suspend or Revoke Permits: I have reviewed the recent proposed ordinance change, and saw this change proposed. What I can say is, "Finally!" Several of the bad actors in B-Bar-H Ranch should have had their permits revoked long ago.

Stop Giving Permits to Everyone: Perform a Density Analysis and Impose Meaningful Restrictions for Residential Neighborhoods like ours: the number of STRs in B-Bar-H Ranch has doubled in the past 2 years, causing the neighborhood to become more like a Short Term Rental theme park and less like a residential community. There are too many STRs in this neighborhood!

Limit the Number of Rentals Per House Per Year: Stop the High Turnover by Limiting the Number of Booking Engagements per Year. Please look at what Palm Springs has implemented. The rental next to us is booked every single night of the year because the host is maximizing revenue - at our expense. We are seeing 200-250 new guests come and go throughout the year. We never get a break - endless turnover, shouting in the driveway, rollerbags and coolers, you name it.

Limit Minimum Nights Allowed: Limiting the Minimum Number of Nights per Engagement to No Less than 2 - no 1-night stays! This would help limit the amount of "party rentals" where someone will book a house just for one night to throw a party. One night rentals should never be

allowed.

Cap Occupancy to 6 Persons Per Home (In B-Bar-H Ranch and Like Communities) These rentals should never have more than 2 persons per legal bedroom. The county allows for 10! This is ridiculous. Having large groups sleeping on air mattresses and sofas is a recipe for parties and noise.

Prevent the Conversion of Homes to Increase Guest Capacity, Create Entertainment Centers, or Game Fields: Our neighboring rental host has converted the master closet to a kids bunk room, with no windows. He has converted his garage to a movie theater with a high output sound system which we have to sometimes endure at all hours of the night. Two of the homes in B-Bar-H Ranch now have pickleball courts! These types of conversions should not be allowed - they all amount to overutilization of a residential neighborhood.

I have been in B-Bar-H for 16 years now, and we love where we live. However, the ordinance has allowed people to turn their homes into loud and unsupervised playlands, and it is the residents here who pay the price.

Please contact me about my suggestions. As a short term rental host myself, I know what works and what doesn't work. At this point, I'd rather see the privilege be removed than continue with these abuses.

Thank you.

Sincerely,

Walter Gaines
18750 Paintbrush Trail
Desert Hot Springs CA 92241
(858) 775-1697

From:	Archana
To:	Bruckner, Scott
Subject:	Comment on Proposed STR Ordinance Amendment – Request for Flexibility for Acreage Properties
Date:	Thursday, November 6, 2025 10:56:02 AM

Dear Scott,

Thank you for speaking to me at the meeting yesterday at the Temecula Library.

I am writing regarding the proposed Short-Term Rental (STR) ordinance that seeks to prohibit advertising or renting homes on an hourly basis. While I understand and appreciate the County's goal of reducing nuisance activities and preserving neighborhood character, I urge you to consider a more balanced policy that recognizes the diversity of properties and legitimate, low-impact uses.

My property spans approximately 2.4 acres, with private gated parking and no close neighbors. **I have responsibly operated my STR for six years without a single noise complaint or code issue**. The home is well maintained and managed with care for both guests and the surrounding community.

However, **larger homes like mine have already become financially unsustainable under the current cap of 10 guests at a time**—regardless of property size or acreage. This limitation significantly reduces viability, even for homes that can safely and comfortably accommodate more people without disturbance. The proposed restriction on hourly rentals would further limit the use of these properties by preventing legitimate, low-impact daytime uses such as photography sessions, business meetings, or private retreats.

I respectfully request that the Board consider, **for larger acreage or private gated properties**:

- Allowing hourly or day-use rentals for professional, quiet, and non-disruptive activities; and
- Reconsidering the maximum occupancy limit—at least during daytime hours—where there is ample parking and no impact on neighboring residences.

These adjustments would help maintain fairness for responsible operators, support local creative and business activity, and uphold the County's goal of minimizing nuisance impacts.

Thank you for your time and consideration, and for your continued efforts to craft policies that balance community well-being with reasonable property rights. I would welcome the opportunity to provide additional input if helpful.

Respectfully,
Archana Vohra

847-721-5708

From:	Hildebrand, John
To:	Bruckner, Scott; Moore, Sarah
Subject:	Fw: Webform Submission from: Grace Garner Contact Form
Date:	Tuesday, November 4, 2025 10:04:29 AM
Attachments:	CleanShot 2025-11-04 at 08.27.18@2x.png CleanShot 2025-11-04 at 08.29.32@2x.png CleanShot 2025-11-04 at 08.32.55@2x.png CleanShot 2025-11-04 at 08.34.24@2x.png CleanShot 2025-11-04 at 08.36.20@2x.png CleanShot 2025-11-04 at 08.38.35@2x.png CleanShot 2025-11-04 at 08.43.48@2x.png CleanShot 2025-11-04 at 08.51.52@2x.png CleanShot 2025-11-04 at 08.46.23@2x.png CleanShot 2025-11-04 at 08.50.11@2x.png

---

FYI:

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Jon Brown <jbrown510@gmail.com>
Sent: Tuesday, November 4, 2025 10:01:11 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: Fwd: Webform Submission from: Grace Garner Contact Form

Hey John,

Just wanted to forward you the email I sent to Grace Garner. Basically, my arguments on getting rid of the 150' in Idyllwild.. Hope you read it and review the maps. I know it'd be a tough battle, just think it's the right thing to do.

Kind Regards,
Jon Brown

> Begin forwarded message:
>
> **From:** Jon Brown <jbrown510@gmail.com>
> **Subject: Re: Webform Submission from: Grace Garner Contact Form**
> **Date:** November 4, 2025 at 9:46:40 AM PST
> **To:** "Garner, Grace" <GEGarner@RIVCO.ORG>
>
> Hello Grace,
>
> Thank you for your prompt response.
>
> As I said, my position remains that any exclusion based on distance is inherently unfair. The cap and lottery were agreed upon in part because they treated all property owners equally. However, I always fought that the 150' exclusion does not treat all property owners equally. Instead, it selects winners and losers, creating a situation where "you are not allowed to do the exact same thing because your next-door neighbor has an STR permit."
>
> Setting aside the subjective unfairness of this exclusion, the objective issue lies in the nature of maps. Even if permits were perfectly distributed, it is unlikely that there could ever be anywhere near 500 permits issued in Idyllwild.

Idyllwild housing statistics:
- Approximately 4,000 housing units in Idyllwild
- Approximately 4,000 residents, occupying fewer than 1,900 units full-time.
- Approximately 2,000 units are owned as vacation homes, which is an all time low, historically 60% were vacation homes.
- 500 Permit Cap

Note: the 500 was not set as a percentage, but is equal to 12.5-15% of units. There was no need to set it as a percentage because it would be practically impossible to increase the number of house units in Idyllwild, as there is nowhere to build or develop. I do recall it being discussed as 15%, so perhaps housing units excluding apartments is closer to 3,800.

The 500 permit cap was also arrived at as roughly the number of STRs belived to be operating at the time 927.2 was implemented.

Regardless, the problem is that the 150' exclusion effectively creates a 6-7% cap. That's roughly 250 permits, half the intended amount. This is because each permit effectively excludes the neighboring 15-30 units within 150' from being eligible for the lottery.

For illustrative purposes, I have provided several screenshots below of how this works. I randomly selected properties with STR permits and then used the county property search tool to analyze a 150' radius from their property line. I did the same exercise by hand for fewer properties back in the STR working group days.

I assume this online tool is what planning uses to evaluate eligibility as well. Except for the last two screenshots, which are adjacent to open space, I did not cherry-pick these properties. I did select the last two to because they are in areas with large lots and up against open space to illustrate that even in the lowest density areas and against open space, which is atypical, it is still challenging to reach 12.5% density.

Personally, I would support reducing the cap to 450 or even 400 if it were also accompanied by the elimination of the 150-unit exclusion. I think the 150' exclsuions is that bad policy-wise.
The elimination of the 150-unit exclusion would also obviate the need for the "Minimum 4 rentals per year" provision. I did see the point of the "4 per year" provision, as falsifying four rentals per year would be trivial, and I presume that some of these individuals may be permit holders who are temporarily renting long-term and afraid of not being able to go back to STR someday. However, I have also heard an account of a neighbor next to a short-term rental property that was put up for sale and applied for a permit solely to prevent the future new owner from being able to obtain one.

If you do have any questions, don't hesitate to reach out.

Kind Regards,
Jon Brown



On Nov 3, 2025, at 10:23 PM, Garner, Grace <GEGarner@RIVCO.ORG> wrote:

Hi Jon,

It was nice to meet you. Feel free to respond to this email with your thoughts!

Best,
Grace

Grace Garner
Senior Policy Advisor
Riverside County Supervisor V. Manuel Perez
78015 Main Street, Suite 205
La Quinta, CA 92253| 760-863-8686

E: gegarner@rivco.org | www.rivco4.org

From: Acquia Mail <Acquia-Mail@rivco.org>
Date: Monday, November 3, 2025 at 8:05 PM
To: Garner, Grace <GEGarner@RIVCO.ORG>
Subject: Webform Submission from: Grace Garner Contact Form

Submitted on November 3, 2025

Submitted by: Anonymous

Submitted values are:

First Name
Jon

Last Name
Brown

Email
jbrown510@gmail.com

Phone
808-446-6632

Message
Hi Grace,

This is Jon Brown, we met after the STR town hall in Idyllwild. Appricate you taking the time to come up and meet with everyone, thank you.

I wanted to email you a couple things around the 150' exclusion that may be helpful in better illustrating the problem with it. Could I get your email address please I wasn't able to grab one of your cards.

Kind Regards,
Jon Brown

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County of Riverside California

From: Bruckner, Scott
To: "Kate Winfield"
Subject: RE: Short Term Rental Ordinance Update Community Meetings - We Want to Hear From You!
Date: Monday, November 3, 2025 1:19:00 PM
Attachments: image001.png

Hi Kate –

Unfortunately, a Zoom option is not available for tonight's meeting. However, later this week I will attach the meeting's powerpoint presentation to our STR website at: https://planning.rctlma.org/short-term-rental-program .

I will include the comments that you've provided below in our submittal to the Planning Commission and Board of Supervisors. When this item goes to Planning Commission (currently targeting the December 17 Planning Commission agenda), there is a Zoom option for that meeting, and you can also provide comments there. Additionally, when the item goes before the Board of Supervisors for consideration (currently targeting an early January meeting), our Board of Supervisor's meetings also have a Zoom attendance options, and comments can be provided there.

Thank you,

Scott Bruckner
Planning Division Manager
Riverside County Transportation and Land Management Agency
4080 Lemon St., 12th Floor
Riverside, CA. 92501
(951) 955-2009
sbruckner@rivco.org

From: Kate Winfield <katemwinfield@gmail.com>
Sent: Monday, November 3, 2025 9:40 AM
To: Bruckner, Scott <SBruckner@rivco.org>
Subject: Re: Short Term Rental Ordinance Update Community Meetings - We Want to Hear From You!

Hi Scott-

Will there be a zoom for this meeting? I have a newborn so this is difficult to make.

The key concerns I have as an owner/ operator are as follows:

Section 13 (b) page 32 has 2 issues:

1) It currently states that upon notice of ANY complaint the operator has to correct promptly. The concern I have is the word "ANY" this means it doesn't have to be validated, proven as a

violation or substantiated, My neighbor complains often and the complaints are not necessarily valid- he just does not like STRs. I woul propose to remove the "any" and state "upon receipt of any valid complaint"

2) changing response time to 30 minutes is unreasonably short. We are trying to manage this without having a STR management company help us. This now takes the ability to manage away from a property owner. Is there a reason to change this? Are owners NOT responding?



3) I am generally concerned that riverside county does not have the staff to support this ordinance and if something happens, a property owner can be stuck in limbo, waiting on support without the ability to manage their property. I would like to see Riverside county have response times in this - i.e. for STR renewal they need to respond within 1 week, for complaints and meeting with a code enforcement officer, this needs to be set up within 1 week.

Thank you,
Kate Winfield

On Thu, Oct 16, 2025 at 1:30 PM Bruckner, Scott <SBruckner@rivco.org> wrote:

> Dear Interested Party,
>
> On August 27, 2024, the Riverside County Board of Supervisors directed County staff to begin working on an amendment to County Ordinance 927.2 (Short Term Rental Ordinance). The intent of this amended Short Term Rental Ordinance is to assist with mitigating potential adverse impacts from Short Term Rentals (e.g. excessive noise, disorderly conduct, etc.) on surrounding neighbors and properties. A redlined draft of proposed Ordinance 927.3 can be found here: https://planning.rctlma.org/short-term-rental-program .
>
> **The County wants to hear from you** --- Please join us at any of three of the following

community meetings to provide your feedback on proposed Draft Ordinance 927.3:

Wednesday, October 29, at 5pm - Sunline Transit Agency Boardroom, 32-505 Harry Oliver Trail, Thousand Palms, CA 92276
Monday, November 3, at 6pm - Idyllwild Town Hall, 25925 Cedar St, Idyllwild, CA 92549
Wednesday, November 5, at 6pm - Temecula Public Library, 30600 Pauba Rd, Temecula, CA 92592

Please see the attached event flyer for more details. We hope to see you there.

Sincerely,

County of Riverside Short Term Rental Program Team

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County of Riverside California

From: Garner, Grace
To: Bruckner, Scott
Subject: Fw: E-Introduction (STRs)
Date: Monday, November 3, 2025 5:39:54 PM
Attachments: image001.png

Here's an email from resident.

Get Outlook for iOS

From: Daniel Miracle <daniel.miracle@compass.com>
Sent: Tuesday, August 26, 2025 9:29:51 AM
To: Garner, Grace <GEGarner@RIVCO.ORG>
Subject: Re: E-Introduction (STRs)

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

Hi Grace,

Thank you again for taking the time to respond.

I am a lifelong Idyllwild resident and a real estate agent who works closely with homeowners, buyers, and business owners in our community. Over the past several months, I have received a growing number of complaints and concerns related to the implementation of the new short-term rental (STR) regulations. Many residents and stakeholders have asked me to act as their advocate, and I am writing to bring those voices directly to you.

Throughout this process, I attended nearly every public meeting and presented facts, data, and economic concerns that reflect the broader picture of how STRs impact our town. For context:

- According to public statements from County Code Enforcement, more than 800 STR-related complaints were logged before the ordinance. Only one was substantiated.
- Concerns about fire risk were raised, but Cal Fire officials confirmed that STRs are not a significant fire hazard and that evacuation protocols are already in place and effective.
- Since the new rules were enacted, real estate transactions have dropped by more than 40 percent, and median home values have fallen by approximately 12 percent in the months following the ordinance. I can provide MLS data showing these trends.
- Small businesses are struggling. A local café owner told me weekend revenue is down by 25 percent. A vacation rental cleaner I work with has lost more than half of her clients. Other small business owners are downsizing or considering closure.
- Tourism traffic is down, which directly affects tax revenue. The county may soon see declines in collected transient occupancy tax, property taxes due to lower assessed values, and business-related income.

At the same time, the main problem that prompted these rules, the lack of enforcement, has

not been addressed. Complaints are still going unanswered, and there is still no effective STR monitoring or response system in place.

The current system is also difficult to navigate. When I call to ask how many permits are available, the answer is "I don't know." When I ask when the next lottery is scheduled, I receive the same response. When I inquire whether a property qualifies for a permit, I am told that only the current owner can ask. This creates a situation where prospective buyers cannot complete proper due diligence if the seller is not cooperative. It is making real estate transactions nearly impossible.

Tourism has been the economic engine that brought Idyllwild back from a very different time. When I was growing up here, the town faced serious issues including crime, drug use, vacant businesses, and abandoned homes. The recovery happened when investment and tourism started returning. STRs were a major contributor to that turnaround. If we continue to suppress tourism, I fear we will lose the progress that has been made.

In addition, the way this ordinance was developed created a climate of fear. STR owners and business owners worried they would be reported, boycotted, or publicly criticized for speaking out. I felt it myself. After preparing a detailed public comment, I was quoted out of context in the local paper in a way that distorted my message and supported an anti-STR position.

This policy reflects the desires of a small, vocal minority rather than the broader interests of the town. I respectfully request that Ordinance 927 be reinstated, or that the county reevaluate the current policy with equal representation from both sides. I am ready and willing to meet privately with the Supervisors to present additional supporting data, case studies, and testimonials from residents and business owners. I believe an open, honest conversation is the only way forward.

Thank you again for your time and for your service to this community. I remain hopeful that we can work toward a solution that supports both responsible STR use and the continued economic well-being of Idyllwild.

Daniel Miracle
Principal
DRE#: 02112229

74199 El Paseo, Suite 200
Palm Desert CA 92260
m: 805.364.1997

On Mon, Jul 7, 2025 at 2:35 PM Garner, Grace <GEGarner@rivco.org> wrote:

Hi Daniel,

I am happy to answer any questions you have on Short Term Vacation Rentals. Let me know.

Best,

Grace

From: Perez, Ruben <RubenPerez@Rivco.org>
Date: Tuesday, June 24, 2025 at 12:55 PM
To: Garner, Grace <GEGarner@RIVCO.ORG>, daniel.miracle@compass.com <daniel.miracle@compass.com>
Subject: E-Introduction (STRs)

Hello Grace, a little over a week ago Supervisor Gutierrez had a meeting out in San Jacinto, and Daniel Miracle came up and introduced himself to us and expressed concerns regarding STRs in the community of Idyllwild. Do you mind reaching out to him to discuss, please?

Thank you,

Rubèn AríAztlán Pèrez

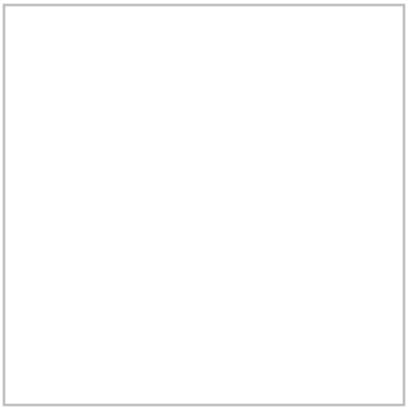
Interim Chief of Staff

Fifth District Supervisor **Yxstian Gutierrez**

Email: RubenPerez@rivco.org
4080 Lemon Street, 5th floor, Riverside, CA 92501

951-955-1050 (office number) / 951-990-4887 (cell)

rivcodistrict5.org



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County of Riverside California

From:	Bill Wright
To:	Hildebrand, John; Moore, Sarah; Odenbaugh, Rania; Becerril, Yesenia; Bruckner, Scott
Cc:	Bill Wright; Laura Wright; Claudia And Juan Alvarado. Ranchos
Subject:	Short Term Rentals, Ranchos Application
Date:	Thursday, October 30, 2025 8:27:49 AM
Attachments:	image0.jpeg

County Officials,
Good meeting last night in Thousand Palms about the short term Rentals and our Residents comments.

I Thank you for listening to both: the opposed comments; and the supportive comments for STR's. As our Venue brings in Thousands of Dollars every year to the Support of Riverside County Services, And our Guests come here to spend time and money enjoying the many things to do in the Coachella Valley(Golfing, Restaurants, Theaters, Etc).

I just wanted to reiterate about the Neighbor that said she lost her husband, has horses, sitting next to Janis, that testified There were 8 short term rentals on our Via Las Palmas, Thousand Palms Street which is false. There are only 4. Also, that she can hear the music from our venue at her location 1.4 miles South from our STR at the very North end of Via Las Palmas and that our music was on all night long, this is also false.

Also,
Janis Charney, who is the only person on the entire street (Coachella valley also) that calls 3 and 4 times per night, per weekend on our guests with many unverified, non credible complaints on our Venue and many other STR Venues.

These non credible claim's are why it is so important not to change 927.2, Section 7, c. 10, & 11.

Striking: "Verified Notices of Violations"

Changing to : " Notices"

This would make it impossible to renew my short term rental, due to Janis Charney, and her Friends, false, many, many, many, unverified complaints. (as you can verify by the non creditable comments they made last night).

Due to Janis Charney's Many False claims we have hired a Sound Engineer for the findings of code compliance. Our venue has and is in conformance with the noise ordinance.

We will submit this sound study I contracted "LSA Engineering, A Los Angeles, California Firm ", to research and produce the report . This report, which clearly shows conformance, will allow us to mitigate these false claims of noise, in effort to approve our Ranchos application.

Again, Thank you for your attention with these sensitive STR's ordinances.

Truly,

Bill and Laura Wright
Owners
28-200 Via Las Palmas
Thousand Palms. Ca 92276
760-275-3154



Sent from my iPhone

I recognize that the current revisions are intended to strengthen Code Enforcement's ability to enforce the regulations. However, several areas remain unclear, internally inconsistent, or weak. Without clarification, these issues may undermine the effectiveness of the changes and result in continued enforcement challenges. My comments are as follows:

1. **Use of Terminology (Notice / Notice of Violation / Violation):**
   The terms "Notice," "Notice of Violation," and "Violation" are used interchangeably throughout the document, but they appear to carry different implications in different sections. It is unclear whether these are intended to be the same action with the same consequences. For example, the renewal restriction references "three notices" within a year, while page 9 specifically refers to "Notice of Violation." If the intent is that *any* Notice counts against renewal eligibility, this needs to be stated clearly to avoid conflicting interpretations.

2. **Complaint and Notification Process (Page 32):**
   The draft directs residents to contact the operator first rather than the County hotline. This approach prevents the County from having a record of complaints and places neighbors in a confrontational role, which is unsafe and unrealistic—especially with problematic operators, as they will never report themselves to the County. Additionally, we have not received required neighbor notifications under Section 927.2 and therefore still don't know who the STR owners are. The County must provide a direct complaint intake mechanism to document violations and protect residents from retaliation.

3. **Temporary Events (Section 8, Page 15):**
   The allowance for temporary events at STR properties should be limited—suggested maximum of *one* event per year. STRs already generate frequent turnover and associated neighborhood impacts. STR's should not be allowed to also become event venues.

4. **Complaint Threshold for Enforcement:**
   The ordinance should specify that *two verified complaints* constitute a Notice (Violation). Currently, residents experiencing repeated late-night disturbances are being told by Code Enforcement that no action can be

taken. The cycle repeats itself over and over again. This change provides a clear enforcement trigger.

5. **Urgent Circumstances (Page 38):**
   This section should explicitly provide for *automatic fines and full cost recovery* for emergency response, including law enforcement, helicopter deployment, etc. Taxpayers should not bear the costs generated by STR-related disturbances.

6. **Permit Transfer to Family (Page 14, Item G):**
   The language should be revised to clarify that transfer of a permit to a family member does *not* enable the original operator to obtain an additional permit. There are known situations where ownership transfer is being used strategically to expand the number of STRs that a family operates.

7. **Prohibited Advertising (Page 16, Item E):**
   Any advertisement promoting uses not permitted by the ordinance should result in an *immediate Notice and fine,* so this language should be added. We have found on scores of occasions operators who illegally change the occupancy on their ads from 10 to 16 back and forth routinely.

8. **Multiple Dwellings on One Lot (Page 16, Item H):**
   Where multiple one-family dwellings exist on a single lot and are limited to one STR permit rented jointly, a prohibition should be added preventing the conversion of one dwelling into a Cottage Inn. Allowing a cottage inn and a STR on the same lot creates the multi-party rental scenario the regulation intends to prevent.

9. **Construction and Safety Violations (Page 19, Item S):**
   Add explicit reference to Building and Safety construction permit violations. There are currently numerous STRs operating in structures and garages that were converted or expanded without required permits. If this circumstance occurs, it should be made clear that they cannot operate the STR until the entire property is in conformance to all regulations.

Thank you.

Ron Kuehl, Wine Country Resident
951-318-3413

From: mark skiles
To: Bruckner, Scott
Subject: Re: Riverside County Short Term Rental Ordinance Update: Planning Commission Public Hearing - question.
Date: Wednesday, January 7, 2026 3:28:14 PM

Hi Scott,

In review, I noticed that the 150 feet restriction is still in place on the revised ordinance. Will this be changing? I had my home on AirBNB for a few years from 2014-2019. I turned in my permit as I moved into the property full time. I would like to rent it out again when I take winter trips. There isn't a single STR on my street. There is one behind my house that I used to own. It was also a STR. No complaints when both homes were being rented. I would appreciate your consideration concerning this matter. Idyllwild is still far below the 500 cap and will never get there with this limitation in place.

Kind regards ,
MarK Skiles
323-717-8459

On Jan 6, 2026, at 11:09 AM, Bruckner, Scott <SBruckner@rivco.org> wrote:

Dear Interested Party,

You were recently notified and/or participated in a community event to gather feedback on the County's draft Ordinance No. 927 (Short Term Rentals Ordinance). This message is to inform you of the following:

1. Draft Ordinance No. 927.3 was revised to reflect received community comments; the new revised draft Ordinance 927.3 can be found here: https://planning.rctlma.org/short-term-rental-program .
2. **Revised Draft Ordinance No. 927.3 will be subject to public hearing at the Riverside County Planning Commission on January 21, 2026**. Hearing information will be posted on the Planning Commission's website at least 72 hours before the meeting here: https://planning.rctlma.org/planning-commission-meetings
3. Community members wishing to provide comments on Draft Ordinance 927.3 may do so by attending the January 21 Planning Commission meeting, or by submitting written comments to sbruckner@rivco.org and planninghearings@rivco.org . All written comments will be forwarded to the Planning Commission before the public hearing.

Thank you for your participation. Sincerely,

County of Riverside Short Term Rental Program Team

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

From: TLMA-STR
To: Cline, Katrina M; Bruckner, Scott
Subject: FW: STR 927.3 proposed revision
Date: Tuesday, December 23, 2025 3:09:18 PM

From: Kate SunStar <katesunstar@gmail.com>
Sent: Tuesday, December 16, 2025 3:41 PM
To: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Cc: Planning <Planning@RIVCO.ORG>; TLMA-STR <TLMA-STR@rivco.org>
Subject: STR 927.3 proposed revision

Dear Supervisor Perez,

I am submitting this comment for inclusion in the record for the upcoming Planning Commission public hearing on proposed Short-Term Rental Ordinance 927.3.

As a longtime Idyllwild resident and property owner, I'm writing to share a few thoughts on the proposed updates to the short-term rental ordinance.

I genuinely appreciate the Board's commitment to preserving the character and livability of Idyllwild. As someone who deeply values this community, I support those goals; however, I do have concerns that certain proposed changes may unintentionally impact both residents who operate STRs and the local businesses that rely on this form of tourism.

First, regarding the proposed 30-minute complaint response time: under Ordinance 927.2, the existing 60-minute requirement was already a tight but workable standard. Reducing this to 30 minutes may be unrealistic in a rural mountain community where travel times, terrain, and connectivity can vary. Maintaining the current 60-minute window would still ensure accountability while better reflecting the realities of our area.

Second, I'm concerned that the draft ordinance leaves no practical middle ground for small, respectful gatherings. Under the proposal, anything beyond a very small group—often limited to 10–16 people—appears to require a costly and time-consuming permit process, if one is even attainable. Most visitors are not seeking large or commercial events, but rather intimate family gatherings such as an 18-person holiday dinner or a 20-person micro-wedding. Requiring full event permits for these modest, non-commercial uses may discourage visitors altogether, which would directly impact local restaurants, shops, and service providers. A more balanced approach—allowing a limited number of mid-sized, non-commercial gatherings per year—would better support both neighborhood compatibility and the local economy. I am also concerned by language that would prohibit owners from even referencing micro-weddings or retreats, even when attendance is well within the property's approved STR occupancy limits.

Lastly, I respectfully ask for clearer standards around complaint verification. A transparent and well-defined process would help ensure enforcement is fair, consistent, and clearly understood by all property owners.

Thank you for your time and thoughtful consideration. I believe that with a few measured adjustments, we can continue to protect the spirit of Idyllwild while supporting the residents, visitors, and small businesses that make it such a special place.

Warm regards,

Kate, Idyllwild Resident & Property Owner

From: Moore, Sarah
To: Bruckner, Scott
Subject: FW: comments from Wine Country STR community meeting
Date: Monday, November 10, 2025 9:43:08 AM
Attachments: image001.jpg
Importance: High

Sarah K. Moore
Assistant Planning Director
Phone: 951-955-0380
eMail: **Sarmoore@rivco.org**

Riverside County Planning Department
https://planning.rctlma.org
4080 Lemon Street, 12'th Floor
Riverside, CA 92501



From: Odenbaugh, Rania <ROdenbaugh@Rivco.org>
Sent: Monday, November 10, 2025 6:31 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>; Brady, Russell <rbrady@RIVCO.ORG>; Sanderson, Cheynne <CSanderson@Rivco.org>
Cc: Contino, Brian <BContino@Rivco.org>
Subject: Fwd: comments from Wine Country STR community meeting
Importance: High

FYI.
Sent from my iPhone

Begin forwarded message:

> **From:** tricia kuehl <tricia.kuehl@yahoo.com>
> **Date:** November 10, 2025 at 6:17:56 AM PST
> **To:** "Brock, Robyn" <RBrock@rivco.org>, "Morfin Acevedo, Melissa" <MMAcevedo@rivco.org>
> **Cc:** "Contino, Brian" <BContino@rivco.org>, "Odenbaugh, Rania"

<ROdenbaugh@rivco.org>, "Moore, Sarah" <SarMoore@rivco.org>

Subject: comments from Wine Country STR community meeting

Hello

I attended the Wine Country community outreach meeting on 11/5/25 in Temecula and I wanted to share my comments. There did not appear to be a representative from your office present, so I'm forwarding my notes for awareness and any needed follow-up.

Below are my comments from the meeting:

In an interview earlier this year with NBC Palm Desert regarding Wine Country, Supervisor Washington said: "Party houses ruin neighborhoods. When you rent a short-term rental, it's still a house first, and the residents in that neighborhood deserve peace and quiet. Their rights come first." He also emphasized: "The key is enforcement—without it, no law will make a difference."

I couldn't agree more. That's why I'm urging Riverside County to adopt a **zero amplified music policy** for short-term rentals—just as Murrieta, Big Bear Lake, La Quinta, Cathedral City, Joshua Tree, Lake Tahoe and Palm Springs have done.

Outdoor amplified music is one of the most disruptive elements of STRs in Wine Country. The current rules are vague and rarely enforced, allowing party houses to operate unchecked and disturb residential peace.

Transient guests already receive **two warnings** about amplified noise:

1. One In the Good Neighbor brochure and two in their signed rental agreement

Why should Code Enforcement issue a third verbal warning instead of enforcing a fine?

A clear ban is:

- Easy to understand
- Simple to enforce
- Proven to work in other communities

This is not about punishing visitors—it's about protecting the quality of life for full-time residents. Our neighborhoods deserve the same peace and quiet as those in other cities that have already taken action.

Supervisor Washington made it clear that neighborhoods come first—and

rules only matter if they’re enforced. A zero amplified music policy gives us that clarity. It’s simple, proven, and fair. This is not about limiting visitors; it’s about protecting the peace of the people who call Wine Country home. Let’s put community well-being first.

Thank you
Tricia Kuehl

Hello John,

After spending much time reviewing the proposed changes and attending all of the recent Townhall Meetings, I have put together some recommendations for your review.

I have put the code as it is currently drafted in 927.3 and then below I have put my suggested changes made in purple text followed by our rationale.

I hope this will help you make things a bit easier.

SECTION 8:

8C Currently Drafted:
The Short Term Rental shall not be used for any temporary event, as defined in Riverside County Ordinance No. 348, or any commercial activity, which includes but is not limited to, weddings, receptions, corporate retreats, business meetings or conferences, filming, photography shoots, parties or any similar activities, unless a temporary event permit has first been issued by the Planning Department to obtained by the Responsible Operator, in accordance with Riverside County Ordinance No. 348.

Suggested Wording:
The Short Term Rental shall not be used for any commercial temporary event, as defined in Riverside County Ordinance No. 348, Section 19.52 Letter I, unless the maximum occupancy for the commercial temporary event does not exceed the maximum occupancy stated in the respective property's Short Term Rental Certificate.

Rationale for change:
By defining every rental as an event by the sheer definition of “party and any other similar activities” no one could ever rent out the STR since, once they sit down to eat & drink it requires a TUP. We know that is not the intent.

Also, why even put in “unless you get a TUP” since you can't even get one in a residential area? It’s very misleading and confusing.

If you specifically name Section 19.52, Letter I, there is no need to put these categories in the legislation text because the definition is found in this section.

8D Currently Drafted:
The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis.

Suggested Wording:
The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis, unless the maximum occupancy for the rental period does not exceed the maximum occupancy stated in the respective property's Short Term Rental Certificate.

Rationale for change:
During the meetings you consistently said that these types of rentals were allowed as long as they did not exceed the maximum occupancy.

8E Currently Drafted:
Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited.

Suggested Wording:
Any advertising that promotes the Short Term Rental for a use that is not allowed is prohibited, unless the maximum occupancy for the rental period does not exceed the maximum occupancy stated in the respective property's Short Term Rental Certificate.

Rationale for change:
The word "permitted' has multiple definitions

- give authorization or consent to (someone) to do something.
- (of a thing, circumstance, or condition) provide an opportunity or scope for (something) to take place; make it possible.

To be permitted means to be allowed or authorized to do something implies that permission has been granted (such as a permit has been granted)

Below are some suggestions to the existing 927.2 I hope you can consider. These are very specific edits specifically for large properties in non-controversial areas, such as Cherry Valley. I'm sure you can see where I am going with this.

Section 8.i. 1 Currently Reads:
Section 8 .i. 1 Occupancy.

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

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

Suggested Wording:
Section 8 .i. 1 Occupancy.

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

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

iv. For properties of over ten (10) gross acres in size, the maximum number of occupants shall not exceed thirty (30) persons.

2. For Hosted Stays, the daytime occupancy (7AM to 10PM) can be increased by 50% of the stated maximum occupancy of that specific short term rental property listed on their certificate.

SECTION 4:

Section 4i Currently Reads:
Section i - Guest. The overnight occupants renting the Short Term Rental for a specified period and the visitors of those overnight occupants.

Suggested Wording:
Does not include staff or any other people hired to be on the property during the stay including, but not limited to, cleaners, landscapers, chefs, caterers, or any other similar types of people
hired to perform services for the property or for the benefit of the guests.

Rationale:
Let's say the guest calls and says, Hey, we got a water leak, and the STR owner says OK let me send a plumber who brings two workers with him. If the STR guests are at the maximum occupancy capacity then 3 guests would have to leave the property so the plumber and his team could come on the property to fix the water leak. I don't think this is the intention.

VERIFIED NOTICES:

The removal of the word **"verified"** from "verified complaint" creates serious due process and vagueness concerns. Without verification, unsubstantiated or false complaints could trigger enforcement actions, fines, or even permit revocations without evidence or oversight. Changing "Notice of Violation" to simply "Notice" adds further ambiguity—leaving property owners unsure whether a corrected issue, such as a resolved noise complaint, would still result in formal penalties. This lack of clarity violates the **Due Process Clause** and risks running afoul of the **Vagueness Doctrine** by failing to provide fair notice of what constitutes a violation. To prevent abuse and ensure fairness, the ordinance should require **verified, evidence-based complaints** before any enforcement or penalty is issued.

This also allows neighbors to complain without any proof of a violation. Once they complain 3 times on 3 separate days the STR Owner could lose their certificate. There is no proof and therefore could allow neighbors to falsely make claims without any repercussions to the individual making the complaint.

PUBLIC COMMENT CARD

Meeting / Event: STR Idyllwild Date: 11/3/25

Name: Daniel

☐ Support ☒ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Density and cap needs to go

Response requested? ☒ Yes ☐ No

Contact information: 8053641997
Email : Daniel.Kmiracle@gmail.com

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR comm Date: 11-3-25

Name: Joel Feingold

☐ Support ☐ Oppose ☒ Neutral ☐ Suggestion ☐ Question

Your Comment:

STR

Response requested? ☐ Yes ☐ No

Contact information: _____
Email : _____

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: Idyllwild STR Date: 11-3-25

Name: Woody Henderson

☑ Support ☐ Oppose ☐ Neutral ☑ Suggestion ☐ Question

Your Comment:

- Good changes
- Suggest inside inspections & road maintenance

Response requested? ☐ Yes ☐ No

Contact information:
Email : captainwoody@gmail.com

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR Date: 11/3/2025

Name: PETE KEZABADI

☐ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☑ Question

Your Comment:

Response requested? ☐ Yes ☐ No

Contact information: KEZABADI
Email : PKEZABADILAW@GMAIL

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR community meeting Date: 11/3/25

Name: Kate

☐ Support ☐ Oppose ☒ Neutral ☒ Suggestion ☒ Question

Your Comment:

multiple Qs, clarity on definitions, goals, etc

Response requested? ☒ Yes ☐ No

Contact information: 310·717·2445

Email :

For Staff Use : Received by: Date:

PUBLIC COMMENT CARD

Meeting / Event: STR Date: 11-3-25

Name: Bill Sperling

☐ Support ☒ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

WHAT IS THE MINIMUM NIGHTS for A RENTAL?

Response requested? ☒ Yes ☐ No

Contact information: 951 659-5392

Email :

For Staff Use : Received by: Date:

PUBLIC COMMENT CARD

Meeting / Event: Idyllwild STR Date: 11/3/2025

Name: Jon Brown

□ Support □ Oppose □ Neutral ☒ Suggestion □ Question

Your Comment:

With for fewer than the 500 permit caps (looks like less than 400) I think the 150' exclusion should be removed. It's unfair my neighbor has a permit and I can not get one

Response requested? □ Yes □ No

Contact information: Jon Brown
Email : jbrown512@gmail.com

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: Idyllwild 927 Proposed changes Date: 3 Nov 2025

Name: Mark Dean

☒ Support □ Oppose □ Neutral ☒ Suggestion □ Question

Your Comment: *Sherman St., Dec 2024

Have in home inspections of STR's (before more burn 2 yrs*)
Increase distance between STR's to promote neighborhoods
Increase distance between STR's to 200 ft. to help existing STR's to succeed.

Response requested? ☒ Yes □ No

Contact information: Mark Dean (619) 952-4772
Email : mark.idyllwild@yahoo.com

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR - Date: 11-3-25

Name: Mallory Crenin

☐ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Camping on private property was recently disallowed? or not? Is Hipcamp

Response requested? ☐ Yes ☐ No

Contact information:
Email : Mallory Crenin @ gmail.com

For Staff Use : Received by: Date:

PUBLIC COMMENT CARD

Meeting / Event: Rental Ord Date: 12/3/25

Name: Bill Rhoades

☐ Support ☐ Oppose ☒ Neutral ☐ Suggestion ☐ Question

Your Comment:

question re rules on shared driveway

Response requested? ☐ Yes ☐ No

Contact information:
Email :

For Staff Use : Received by: Date:

PUBLIC COMMENT CARD

Meeting / Event: STR Date: 11/3

Name: JIM HANCOCK

X □ Support □ Oppose □ Neutral □ Suggestion □ Question

Your Comment:

Response requested? □ Yes □ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR Community Date: 11/3/25

Name: Harris Verlilets

□ Support □ Oppose □ Neutral ☑ Suggestion □ Question

Your Comment:

Response requested? ☑ Yes □ No

Contact information: 347-227-5835

Email : harris@khyra-my

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: _____ Date: _____

Name: Sarah Antonucci

□ Support □ Oppose □ Neutral ☒ Suggestion □ Question

Your Comment:

Suggestion

Response requested? □ Yes □ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR 9273 Date: Nov 3, 2025

Name: Alexandra Koromzay

□ Support □ Oppose □ Neutral □ Suggestion □ Question

Your Comment:

I AM OPPOSED TO THE 150 sq ft density restriction

Response requested? □ Yes □ No

Contact information: 310-980-7746

Email : thereallionad@yahoo.com

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

Meeting / Event: STR Meeting Date: 11/3/25

Name: Stefanie Yard

☐ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Re fire inspections

Response requested? ☐ Yes ☐ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: _____

PUBLIC COMMENT CARD

(1)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Planning Name: Jeff

☒ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

STR is good for County - Complant ROADS

Response requested? ☐ Yes ☑ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(2)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Nilka Hooshiamejad

Planning

☐ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☒ Question

Your Comment:

To what extent is the involment for registration with the county of Riverside Transport & land Managment Agency

Link to Apply

Response requested? ☒ Yes ☐ No

Contact information: Nilka Hooshiamejad

Email : Jeffyluster@gmail.com

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(3)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Harris Vertlieb

☐ Support ☑ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Definition of Party?

Response requested? ☑ Yes ☐ No

Contact information: 347-227-5835

Email : harris@khyra.my

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(4)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Margaret Gutierrez

☐ Support ☐ Oppose ☒ Neutral ☐ Suggestion ☐ Question

Your Comment:

Comments

- Idyllwild Res. STR owner
- Shared experience
- Unfunded Complaints
- Apply Rules Fairly
- *Remove/SOFT Require
- maintain CAP

Response requested? ☒ Yes ☐ No

Contact information: Margaret Gutierrez

Email : tribaleoc@gmail.com

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(5)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: SJ. Antonucci . Attorney . Retreat organizer

☐ Support ☒ Oppose ☐ Neutral ☒ Suggestion ☐ Question

Your Comment:

Comment and Suggestions

• ORD Deeply Flawed

Response requested? ☐ Yes ☒ No

Contact information: SJ.antonucci@gmail.com

Email : 818-302-9900

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(6)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: maria yeakel

☐ Support ☒ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

NO VRBO it's our neighborhood Lives @ Via Las Palmas

Response requested? ☐ Yes ☐ No

Contact information: 760·774·3744

Email : maryyeakel@gmail.com

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(7)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Andrea JACK
gave time to

☐ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Comments. ? 50 peoples?

Response requested? ☐ Yes ☐ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(10)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: JACK PODSEDLY

□ Support □ Oppose □ Neutral □ Suggestion ☒ Question

Your Comment:

✓

Response requested? □ Yes □ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(8)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Rex Seawright

☒ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Resident of VIA LAS PALMAS

Response requested? ☐ Yes ☐ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(9)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: BILL WRIGHT

☒ Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

VERIFIED COMPLAINTS

Response requested? ☐ Yes ☐ No

Contact information: 760-275-3754

Email : WEWBILL@VERIZON.NET

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(11)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Laura Wright

X Support ☐ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Verified Complaints

Response requested? X Yes ☐ No

Contact information:
Email : Wewlaura@verizon.net

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(12)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: CARLY

□ Support □ Oppose □ Neutral ☒ Suggestion □ Question

Your Comment:

AT THE END

Response requested? ☒ Yes □ No

Contact information:
Email : FOOLISHGIRL81@AOL.COM

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(13)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: David Isen

☐ Support ☒ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

Response requested? ☐ Yes ☐ No

Contact information: 760.397.7895

Email : isendavid@gmail.com

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(14)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Carlos Villa

□ Support □ Oppose □ Neutral □ Suggestion □ Question

Your Comment:

Response requested? □ Yes □ No

Contact information: _____

Email : _____

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(15)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: Carrie

☐ Support ☒ Oppose ☐ Neutral ☐ Suggestion ☐ Question

Your Comment:

TUP requirements / adminstration

Permit Application Fee / support

Response requested? ☒ Yes ☐ No

Contact information: C

Email : carrie@localecoachella.com

For Staff Use : Received by: _____ Date: 10/29/2025

PUBLIC COMMENT CARD

(10)

Meeting / Event: STR Ord.927.3 Update Thousand Palms Date: 10/29/2025

Name: JANIS

☐ Support ☐ Oppose ☐ Neutral ☒ Suggestion ☐ Question

Your Comment:

Moratorium make permanent

Response requested? ☒ Yes ☐ No

Contact information: 760-272-4330

Email : _____

For Staff Use : Received by: _____ Date: 10/29/2025

From: Bruckner, Scott
To: Cornejo-Henish, Monique
Subject: FW: 927.3
Date: Friday, January 30, 2026 5:26:22 PM

For the comments package…

Scott Bruckner
Planning Division Manager
Riverside County Transportation and Land Management Agency
4080 Lemon St., 12th Floor
Riverside, CA. 92501
(951) 955-2009
sbruckner@rivco.org

From: L stearn <cre8n4you@yahoo.com>
Sent: Friday, January 30, 2026 4:54 PM
To: Bruckner, Scott <SBruckner@rivco.org>
Subject: 927.3

Dear Mr Bruckner,

A quick email I am writing you today, with two important concerns my group of STR owners (mostly hosted) regarding 927.3 before it goes in front of the Supervisors on the 10th.

In our opinion, the Ordinance is now close to being acceptable for our collective group of STR owners (mostly hosted). All the time and effort of the County staff and us (residents and STR owners) involved shows. Thank you for working so hard on this.

Just 2 items:

**** Section 7.g.2 - Please clarify the transfer of an STR certificate in WC to a family member/ heir**…

> We heard John Hildebrand 'say' in the town hall meeting that the 500' rule does not apply to hosted properties when passing down our STR/ family residence to our children. This is not what is written in Section **7.g.2** and leaves us at the mercy of whoever at the County is interpreting and enforcing the Ordinance at the time- which is arbitrary and extremely stressful for us.

> The Ordinance currently states **"*IF the property meets the STR***

***requirements described in Section 9*"** -
(FYI - *Section 9 includes the 500' rule,* which many of us hosted rentals do not currently meet). I believe you may agree, we, who are residents, should be able to pass our properties (with their STR certificates) down to our children regardless.

> So we suggest to reword this paragraph *"the certificate can be passed down to the heirs of a hosted property IF the certificate is currently in good standing (no violations)"* (Instead of "according to Section 9 an 10").
If the property is hosted, and is in good standing- no violations- we should be able to pass our homes down to our children.

***** The other Item we think is missing in the Ordinance is language stating the punishment or fine for a home being illegally operated as an STR *without a valid certificate.***

> It has been brought to my attention that **there are *many* STRS illegally operating without any certificate**. If this is true- this hurts both the residents who live next door, the County and VTV who is not receiving the taxes on that income, AND us legally operating STRs as they take away business and can undercut our pricing as they don't pay TOT and TWCTMD..

> Does there not need to be language in 927.3 stating what the punishment is for operating without a license? A cease and desist? A fine and how much (something significant that stings)? The disqualification to apply/get a certificate for a period of time?

There is a lot of language regarding Violations in 927. **Nothing about operating without a certificate in the first place.** I think this needs to be addressed.

Thank you for your time and efforts in regards to 927. I feel such a huge amount of progress has been made over the past 5 years and the Ordinance is now close to being acceptable for all parties involved; County, STRs and Residents.

Best regards,

Laura Stearn

PS...
Section 8. y. Isn't this now supposed to state 30 minutes, not 60?...

From:	Janis Charnay
To:	TLMA Planning Hearings
Subject:	Making Light of our Calls and Concerns Thousand Palms Toxic Party Houses they are NOT short-term rentals.
Date:	Thursday, January 29, 2026 1:48:44 PM

Good afternoon,

I want to address the PowerPoint presentation given at the January 21 meeting in Riverside, specifically the statement that there have been only **six complaints**. That information is inaccurate. (Very Dishonest)

I alone have contacted Code Enforcement more than twenty times in the past three months. These calls are not made casually. Residents report issues only when violations are severe and ongoing—excessive noise, traffic, trash, trespassing, illegal parking, fireworks, fire pits, and overpowering bass, often with multiple violations occurring at the same time on weekends.

When these situations happen, residents are left with two choices: report the violations or retreat inside our homes—closing doors and windows and turning on background noise just to cope. We did not move to this community to live that way, and we should not be expected to.

Presenting complaint data that significantly understates what residents are experiencing minimizes real impacts and raises serious concerns about transparency and enforcement.

One speaker raised an important and relevant point at the January 21 meeting: why are commercial operations being allowed to function within residential neighborhoods —particularly in areas with limited emergency access?
This concern is not hypothetical. We have already experienced situations where emergency access was compromised.

Allowing commercial activity in residential zones without adequate infrastructure or access puts residents, guests, and first responders at risk and deserves serious reconsideration.
When did the zoning change? Who voted on it? When was it made public? or is it at your will that it can be adjusted?

Until your team can demonstrate real-time relief for negatively impacted residents and permanently **remove the bad actors,** there is no room in Thousand Palms—or anywhere else—for additional short-term rentals. Code 927 does not fix these problems.
Residents should not have to wait for a serious or tragic incident before our concerns are taken seriously. We are asking for accurate reporting, meaningful enforcement, and accountability to protect long-term residents and our community.

How many miles does one code enforcement officer have to cover? How many do

you have to respond on your afterhours program?

We need the moratorium extended if not made permanent in Thousand Palms.

Thank you.

Janis Charnay

From: mawarner@eoni.com
To: Bruckner, Scott
Subject: Re: Riverside County Short Term Rental Ordinance Update: Board of Supervisors Public Hearing
Date: Monday, January 26, 2026 1:58:48 PM

Hi Scott,

Per your email below, there is another meeting to discuss 927.3 on February 10, 2026. I assume comments are accepted until this date rather than the cutoff of January 21 under item 3.

I do have one comment and that concerns the requirement under section 8w. Other jurisdictions have shown that posting a sign outside of short term rental properties is an invitation to criminals to break and enter. Indeed, this was considered in the State of Florida and this requirement was stricken at the state level. A sign that invites criminal activity would increase property crime rates in neighborhoods and therefore increase homeowner's insurance rates for the entire neighborhood. For this reason, I believe that the exterior sign requirement should be eliminated in a manner consistent with other jurisdictions that have greater experience in dealing with high volume short term rentals.

Thanks!

Michael Warner, M.D.

From: Bruckner, Scott <SBruckner@rivco.org>
Sent: Monday, January 26, 2026 10:17 AM
Subject: Riverside County Short Term Rental Ordinance Update: Board of Supervisors Public Hearing

Dear Interested Party,

You were recently notified regarding a community event to gather feedback on the County's draft Ordinance No. 927 (Short Term Rentals Ordinance), and/or the recent January 21 Planning Commission public hearing. This message is to inform you of the following:

1. Draft Ordinance No. 927.3 was revised to reflect comments received from the community and Planning Commission; the new revised draft Ordinance 927.3 can be found here: https://planning.rctlma.org/short-term-rental-program .
2. **Revised Draft Ordinance No. 927.3 will be considered at a public hearing at the Riverside**

County Board of Supervisors on February 10, 2026. Hearing information will be posted on the Clerk of the Board's website at least 72 hours before the meeting here: https://rivcocob.org/2026-agendas-and-proceedings

3. Community members wishing to provide comments on Draft Ordinance 927.3 may do so by attending the January 21 Planning Commission meeting, or by submitting written comments to sbruckner@rivco.org and https://rivcocob.org/ . All written comments will be forwarded to the Board of Supervisors before the public hearing.

Thank you for your participation. Sincerely,

County of Riverside Short Term Rental Program Team

Confidentiality Disclaimer

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If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

From: Eric Barnett
To: Bruckner, Scott
Subject: Re: Riverside County Short Term Rental Ordinance Update: Board of Supervisors Public Hearing
Date: Monday, January 26, 2026 11:48:23 AM

Thank you for the information.

I'm concerned about the continued increase in short-term rental fees—from $100 annually when I first registered to $750 now—plus the additional 10% collected from every booking. With roughly 500 STRs in the area, this represents a substantial amount of revenue.

For many residents, the key question is where that money is going and how much is being reinvested back into the community. Greater transparency would help improve relationships between STR and non-STR residents.

While I understand issues like parking and noise can affect some neighbors, addressing repeat violators directly may be more effective than broad fee increases.

I appreciate the update and the opportunity to stay informed, even if I'm unable to attend the meeting.

Eric Barnett

> On Jan 26, 2026, at 10:16 AM, Bruckner, Scott <SBruckner@rivco.org> wrote:
>
> Dear Interested Party,
>
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Thank you for your participation. Sincerely,

County of Riverside Short Term Rental Program Team

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County of Riverside California

From:	Janis Charnay
To:	Bruckner, Scott
Cc:	Sanderson, Cheynne
Subject:	Re: Riverside County Short Term Rental Ordinance Update: Board of Supervisors Public Hearing
Date:	Monday, January 26, 2026 10:50:55 AM

Thank you for sending this. I have forwarded it to the other homeowners and long-term residents of Thousand Palms.

Your team's actions and communications have demonstrated a lack of meaningful concern for the ongoing impact this issue has on our community.

Recommending that the moratorium expire only reinforces the belief that our concerns are not being taken seriously, and our peace and safety are dictated by the inaction of County Code.

As I have mentioned in the past, there are many of us who share these concerns; however, some residents fear retribution, as I myself have experienced.

Sincerely,

Janis Charnay
760-272-4330

On Monday, January 26, 2026 at 10:17:41 AM PST, Bruckner, Scott <sbruckner@rivco.org> wrote:

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Thank you for your participation. Sincerely,

County of Riverside Short Term Rental Program Team

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County of Riverside California

From: SAM KHALIL
To: Bruckner, Scott
Subject: Hearing on short term rentals
Date: Monday, January 26, 2026 10:35:29 AM

Hello
I wouid like to just give you my feed back on the issue after a few years of county cracking down on short term rentals.
I own three STR in Idyllwild and I also own a retail shop there as well. You need to know that there is a correlation between short STR and retail in our area where our rental went down by 30% and our retail also went down by the same percentage.
After asking around in the area I found out all business had the same effect.
Very soon our town will be a ghost town thanks to ignorant people and those who don't care about the local economy.

Thank You

Sincerely,
Sam Khalil
Cell 1-818-281-8611 . Fax 1-866-914-2042
PO Box 1503 Lebec, Ca. 93243

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 FEB 10 AM 10:47

LocaliQ
California
GANNETT

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 01/27/2026
PDS Palm Springs Desert Sun 01/27/2026

and that the fees charged are legal.
Sworn to and subscribed before on 01/27/2026

D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

4.19.29
My commission expires

Publication Cost:	$319.50	
Tax Amount:	$0.00	
Payment Cost:	$319.50	
Order No:	12027347	# of Copies:
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 10, 2026 at 9:30 A.M.** or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 927.3, An Ordinance of the County of Riverside Amending Ordinance No. 927 related to regulating short term rentals, and Introduction of Ordinance No. 671.25, An Ordinance of the County of Riverside Amending Ordinance No. 671 related to consolidated fees for land use and related functions, All Supervisorial Districts.

SUMMARY OF ORDINANCE NO. 927.3
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING COUNTY ORDINANCE NO. 927 (REGULATING SHORT TERM RENTALS)
AND
SUMMARY OF ORDINANCE NO. 671.25
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING COUNTY ORDINANCE NO. 671
(CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS)

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 927.3 and Ordinance No. 671.25 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Riverside County Ordinance No. 927 provides regulations and establishes standards for Short Term rentals in the unincorporated area of the County and ensures collection and payment of transient occupancy taxes and assessments. Through amended motion on August 27, 2024 (Agenda Item 3.111), the Board of Supervisors initiated an amendment to Ordinance 927 to enhance enforcement capability to mitigate adverse impacts from Short Term Rentals on residential neighborhoods. In summary, Ordinance 927.3 amends Ordinance 927 in its entirety with updates including, but not limited to: definition of Notice, definition of Urgent Circumstance, and revised definition of Short Term Rental; revised application and renewal requirements for a Short Term Rental with respect to issued code violations; revised operational requirements for a Short Term Rental, including, but not limited to, temporary events, hourly rentals, and advertising for prohibited uses; minimum number of rentals per year in capped areas; responsibility of the responsible operator for initial complaints; responsibility of the responsible operator to notify and coordinate with Code Enforcement to correct subsequent complaint(s) received within the same twenty-four (24) hour period, and revised suspension and revocation clauses for Short Term Rental Certificates. Ordinance No. 927.3 would take effect 30 days after its adoption.

Riverside County Ordinance No. 671 provides for consolidation of certain schedules of fees related to the land use matters as provided for in separate ordinances, including Ordinance No. 927. Proposed Ordinance No. 671.25 would increase initial application fees for Short Term Rentals from $740 to $1,040, and annual renewal application fees for Short Term Rentals from $540 to $750. Ordinance No. 671.25 would take effect 60 days after its adoption.

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

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

Dated: January 23, 2026
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Jan 27, 2026

Planning
2/10/2026
23.2

Flores, Kate

From: Acquia Mail
Sent: Tuesday, February 10, 2026 8:59 AM
To: palmsjan2003@yahoo.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260210.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on February 10, 2026

Submitted values are:

First Name
Janis

Last Name
Charnay

Address (Street, City and Zip)
28382 Via Las Palmas

Phone
7602724330

Email
palmsjan2003@yahoo.com

Agenda Date
02/10/2026

Agenda Item # or Public Comment
Agenda Includes Moratorium in Thousand Palms being allowed to expire.

State your position below

23.2

Oppose

Do you need a Spanish translator?
No

Comments
I need the link for the zoom meeting please

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Alex De Cordoba

Address: 53205 Double View Dr.

City: Idyllwild **Zip:** 92549

Phone #: 323 801 6543

23.2 Ordinance

Date: 2/10/26 **Agenda #** ~~24~~ 927.3

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: _____

Do you need a Spanish translator? Yes____ **No** X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/27/2026)

BOARD RULES

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

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

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

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

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

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

Riverside County Board of Supervisors
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SPEAKER'S NAME: Harris Verthlieb

Address: 40335 Ave Altejo Bella

City: Cherry Valley **Zip:** 92223

Phone #: 347-227-5935 23.2

Date: 2/10/26 **Agenda #** 9273

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: _____

Do you need a Spanish translator? Yes____ **No** ✓

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/27/2026)

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✓

46

Riverside County Board of Supervisors
Request to Speak

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SPEAKER'S NAME: Alan Paynter

Address: _____

City: Temecula **Zip:** 92592

Phone #: _____

Date: 2/10/26 **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: John Hunter

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

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: Alan Paynter

Do you need a Spanish translator? Yes_____ **No**_____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/27/2026)

BOARD RULES

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Riverside County Board of Supervisors
Request to Speak

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SPEAKER'S NAME: Tricia Kuehl

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 2-10-26 **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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SPEAKER'S NAME: Deb Hunter

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: Tricia Kuehl

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

BOARD RULES

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Riverside County Board of Supervisors
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SPEAKER'S NAME: JOHN MEYER

Address: 31915 RANCHO CA. RD

City: TEMECULA CA **Zip:** 92591

Phone #: 951 541 7704

Date: 2/10/26 **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes____ **No** X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/27/2026)

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SPEAKER'S NAME: NANCY HUGHES

Address: 31150 SANTIAGO RD

City: Temecula **Zip:** 92592

Phone #: 951-704-4644

Date: 2/10/24 **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: John Meyr

Do you need a Spanish translator? Yes____ **No**____

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(Revised: 1/27/2026)

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SPEAKER'S NAME: MRS. E Petrella

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

City: _____ **Zip:** _____

Phone #: _____

Date: 02-10-24 **Agenda #** 23.2
29835

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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(Revised: 06/13/2024)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: MR. P. Petrella

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

City: _____ **Zip:** _____

Phone #: _____

Date: 02-10-26 **Agenda #** 23-2
29835

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: MRS. E Petrella

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(Revised: 06/13/2024)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: LAURA STEARN

Address: 33810 MADERA DE PLATA

City: TEMECULA **Zip:** 92592

Phone #: 949-929-2755

23.2

Date: 2-10-26 **Agenda #** 927.3

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes____ **No** X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/27/2026)

BOARD RULES

Requests to Address Board on "Agenda" Items:
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+6

Riverside County Board of Supervisors
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SPEAKER'S NAME: Andrew Lachman

Address: 35715 Calle Nopal

City: Temecula **Zip:** 92592

Phone #: 619.772.6167

23.2

Date: 2-10-26 **Agenda #** 927.3

PLEASE STATE YOUR POSITION BELOW:

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

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

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I give my 3 minutes to: _____

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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SPEAKER'S NAME: Lydia Lachman

Address: 35715 Calle Vista

City: Temecula **Zip:** _____

Phone #: _____ 23.2

Date: 2-10-26 **Agenda #** 27.3

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: Andrew Lachman

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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E-951
Speaker x9 ✓

Riverside County Board of Supervisors
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SPEAKER'S NAME: Ronald Kuehl

Address: Temecula, Ca

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes_____ **No** X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/27/2026)

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SPEAKER'S NAME: Terry Gonzalez

Address: Temecula, Ca

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** _____

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: Ronald Kuehl

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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SPEAKER'S NAME: Todd Gaper

Address: Temecula Ca

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

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: Ronald A. Kuehl

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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SPEAKER'S NAME: Jack Podsedly

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

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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(Revised: 04/23/2025)

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Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Helen Steenman

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

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: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

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

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

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

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

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

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

On line

Riverside County Board of Supervisors
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Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Janis Churnay

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.2

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: _____

Do you need a Spanish translator? Yes_____ **No**_____

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(Revised: 1/27/2026)

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