

1 concerns of Short Term Rentals in the Unincorporated County Area of Idyllwild and
2 the community's priorities for regulations to alleviate those concerns in Ordinance
3 No. 927.

4 C. On October 4, 2022, staff from the County's Transportation Land Management
5 Agency and Supervisor Chuck Washington's office held a second community
6 workshop at the Temecula Library to discuss the public safety, health and welfare
7 concerns of Short Term Rentals in the Temecula Valley Wine Country and the
8 community's priorities for regulations to alleviate those concerns in Ordinance No.
9 927.

10 D. On October 18, 2022, the Board adopted a 10-Day Report for Ordinance No.
11 449.251, required by Government Code section 65858, describing further details of
12 both the Unincorporated County Area of Idyllwild meeting held on October 3, 2022
13 and the Temecula Valley Wine Country meeting held on October 4, 2022 and staff's
14 ongoing analysis of the communities' priorities. Staff will utilize these priorities and
15 continue to gather further information to develop recommended regulations to
16 alleviate the conditions which led to a moratorium of new Short Term Rentals in
17 these areas. A copy of the 10-Day Report can be found with the agenda materials
18 for the October 18, 2022 Board meeting.

19 E. The following facts that supported urgency Ordinance No. 449.251 remain in effect
20 as the County's efforts to address the public safety, health, and welfare concerns has
21 not concluded:

22 F. Riverside County is experiencing an increase in privately owned residential
23 dwellings being used as Short Term Rentals in the unincorporated areas of the
24 County of Riverside, especially within the Temecula Valley Wine Country and the
25 Unincorporated County Area of Idyllwild. While Short Term Rentals have been a
26 staple in the County and they provide a benefit to the County by expanding the
27 number and type of lodging facilities, the exponential increase continues to cause
28

1 adverse impacts that have the potential to endanger the health and safety of residents
2 and guests and the very environment and resources that attract visitors to the County.
3 Adverse impacts to surrounding neighbors and properties include unpermitted
4 large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal
5 vehicle parking, and accumulation of refuse. This ordinance is necessary to ensure
6 neighborhood compatibility and reduce conflicts within the surrounding residential
7 neighborhood, to facilitate economic growth within the County and to protect the
8 health, safety, and welfare of the County’s residents.

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

19 H. Temecula Valley Wine Country encompasses one of the most important agricultural
20 lands in the County. It is subject to the policies, as adopted by the Board, within the
21 Temecula Valley Wine Country Community Plan and the zone classifications and
22 regulations that are unique only to that area. Three districts have been established for
23 this policy area – Winery, Equestrian and Residential – to ensure long-term viability
24 of the wine industry while protecting the community’s equestrian rural lifestyle. The
25 overarching policies for this region promote a strong identity for the Temecula
26 Valley Wine Country. Additional policies within each district provide for
27 complimentary uses distinct to the delineated areas. These policies protect against
28

1 the location of activities that are incompatible with existing residential and equestrian
2 uses, which could lead to land use conflicts in the future. One of the policies of the
3 Temecula Valley Wine Country Policy Area is Southwest Area Plan Policy (SWAP)
4 1.2, which states “Maintain distinct characters of the Winery, Equestrian, and
5 Residential Districts through implementing zones to promote harmonious
6 coexistence of these uses.” This policy area also identifies “The purpose of the
7 Residential District is to encourage permanent estate lot residential stock in this
8 region to balance the tourism related activities.” The Temecula Valley Wine
9 Country is distinct in that it is the only area of the County that, with approval of a
10 discretionary land use permit, allows small-scale Cottage Inns, which are defined as
11 a dwelling unit with five (5) or fewer guest rooms providing lodging and breakfast
12 for temporary overnight occupants in return for compensation and is solely owned
13 and operated by the property owner, while encouraging agricultural operations,
14 equestrian activities, and vineyard planting. Such uses to reflect the unique character
15 of this policy area. Short Term Rentals, as currently defined, are not required to
16 follow these polices, thereby, creating activities that are incompatible with
17 framework established by the Temecula Valley Wine Country Community Plan.

- 18 I. The County continues to receive complaints related to noise, garbage, parking, septic
19 capabilities, and public safety related to Short Term Rentals, indicating a need for
20 heightened operating standards and enforcement.
- 21 J. The County is currently in the process of considering and studying various legislative
22 proposals to address the issues associated with Short Term Rentals and reduce risks
23 to public safety, health, and welfare.
- 24 K. Concentration of Short Term Rentals in many areas of the County has an adverse
25 impact on residential character, neighborhood stability, public safety, and quality of
26 life, demonstrating the need to consider different regulations, including the need to
27

1 separate, eliminate, or place caps on the number of Short Term Rentals in certain
2 areas of the County.

3 L. The density of Short Term Rentals in the Unincorporated County Area of Idyllwild
4 and within the Temecula Valley Wine Country far surpasses that of any other area in
5 the unincorporated area of the County.

6 M. On May 18, 2022, the Riverside County Planning Commission (“Planning
7 Commission”) held a public hearing on proposed Ordinance No. 927.1 amending
8 Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term
9 Rentals. The Planning Commission recommended consideration of a potential
10 subsequent “Phase 2” amendment to Ordinance No. 927 analyzing a limit or cap for
11 Short Term Rentals within the Unincorporated County Area of Idyllwild and
12 Temecula Valley Wine Country, which would include establishing boundary areas,
13 determining the source of authority for a specific residential unit count, creating an
14 appropriate limit or cap (such as a percentage or flat number), and building a
15 methodology for allowing new Short Term Rentals when capacity becomes available
16 (such as a lottery or an ongoing / managed list).

17 N. Within the last year, the County received far in excess of the usual 8 average Short
18 Term Rental Certificate applications normally received per month in the previous
19 three years. The month following the release of the Short Term Rental Grand Jury
20 Report on June 7, 2021, the County received 48 Short Term Rental Certificate
21 applications. Also, in the following months since the May 18, 2022 Planning
22 Commission public hearing until the Board public hearing on July 26, 2022 regarding
23 the amended Short Term Rental Ordinance No. 927.1, the County received an
24 average of 54 Short Term Rental Certificate monthly applications. The proliferation
25 of Short Term Rental applications demonstrates a rush to obtain permits that may be
26 inconsistent with proposed or future licensing regulations; particularly, given the
27 Planning Commission’s desire to consider a “Phase 2” amendment analyzing a limit
28

1 or cap for Short Term Rentals within the Unincorporated County Area of Idyllwild
2 and the Temecula Valley Wine Country Policy Area.

3 O. Issuing numerous Short Term Rental Certificates in areas that may be subject to
4 future limits, caps, or additional regulations would undermine the County’s current
5 planning effort to protect the public safety, health, and welfare from the negative
6 impacts of Short Term Rentals that are improperly sited, over-concentrated, or under-
7 regulated.

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

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

14 A. County: The County of Riverside.

15 B. Temecula Valley Wine Country: The Temecula Valley Wine Country Policy Area, as
16 designated in the Riverside County Comprehensive General Plan, as may be
17 amended.

18 C. Unincorporated County Area of Idyllwild: The unincorporated County of Riverside
19 communities of Idyllwild, Pine Cove, and Mountain Center, as designated in the
20 Riverside County Comprehensive General Plan, as may be amended.

21 Section 4. REPORT. On October 18, 2022, the Board adopted a 10-Day Report for
22 Ordinance No. 449.251, required by Government Code section 65858, describing further details of both the
23 Unincorporated County Area of Idyllwild meeting held on October 3, 2022 and the Temecula Valley Wine
24 Country meeting held on October 4, 2022 and staff’s ongoing analysis of the communities’ priorities. Staff
25 will utilize these priorities and continue to gather further information to develop recommended regulations
26 to alleviate the conditions which led to a moratorium of new Short Term Rentals in these areas. A copy of
27 the 10-Day Report can be found with the agenda materials for the October 18, 2022 Board meeting.

