

ORDINANCE NO. 449.252  
AN INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE EXTENDING URGENCY  
INTERIM ORDINANCE NO. 449.251 ESTABLISHING A TEMPORARY MORATORIUM  
ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED COUNTY AREAS  
OF IDYLLWILD, PINE COVE, AND MOUNTAIN CENTER AND THE TEMECULA VALLEY  
WINE COUNTRY POLICY AREA

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

Section 1. PURPOSE AND AUTHORITY. The purpose of this interim ordinance is to extend Ordinance No. 449.251, an urgency ordinance establishing a temporary moratorium on new Short Term Rentals within the Temecula Valley Wine Country and the Unincorporated County Area of Idyllwild, as defined herein (“Temporary Moratorium”), to protect the public safety, health, and welfare, while County staff evaluates the impacts of Short Term Rentals in these areas and reasonable regulations, if any, to mitigate such impacts. This interim ordinance extending the Temporary Moratorium does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This interim ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858 and will take effect immediately upon its approval by at least a four-fifth’s vote of the Board of Supervisors of the County of Riverside.

Section 2. FINDINGS. The Board of Supervisors of the County of Riverside (“Board”) makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of the interim ordinance to extend urgency Ordinance No. 449.251:

- A. On September 13, 2022, the Board adopted urgency Ordinance No. 449.251, establishing a temporary moratorium on new Short Term Rentals within the Temecula Valley Wine Country and the Unincorporated County Area of Idyllwild.
- B. On October 3, 2022, staff from the County’s Transportation Land Management Agency and Supervisor Chuck Washington’s office held a community workshop at the Idyllwild Community Center to discuss the public safety, health, and welfare concerns of Short Term Rentals in the Unincorporated County Area of Idyllwild and the community’s priorities for regulations to alleviate those concerns in Ordinance No. 927.

- C. On October 4, 2022, staff from the County's Transportation Land Management Agency and Supervisor Chuck Washington's office held a second community workshop at the Temecula Library to discuss the public safety, health and welfare concerns of Short Term Rentals in the Temecula Valley Wine Country and the community's priorities for regulations to alleviate those concerns in Ordinance No. 927.
- D. On October 18, 2022, the Board adopted a 10-Day Report for Ordinance No. 449.251, required by Government Code section 65858, describing further details of both the Unincorporated County Area of Idyllwild meeting held on October 3, 2022 and the Temecula Valley Wine Country meeting held on October 4, 2022 and staff's ongoing analysis of the communities' priorities. Staff will utilize these priorities and continue to gather further information to develop recommended regulations to alleviate the conditions which led to a moratorium of new Short Term Rentals in these areas. A copy of the 10-Day Report can be found with the agenda materials for the October 18, 2022 Board meeting.
- E. The following facts that supported urgency Ordinance No. 449.251 remain in effect as the County's efforts to address the public safety, health, and welfare concerns has not concluded:
- F. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the Temecula Valley Wine Country and the Unincorporated County Area of Idyllwild. 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. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. 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 welfare of the County's residents.

- G. The Unincorporated County Area of 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.
- H. Temecula Valley Wine Country encompasses one of the most important agricultural lands in the County. It is subject to the policies, as adopted by the Board, 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 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 to reflect the unique character of this policy area. Short Term Rentals, as currently defined, are not required to follow these polices, thereby, creating activities that are incompatible with framework established by the Temecula Valley Wine Country Community Plan.

- I. The County continues to receive complaints related to noise, garbage, parking, septic capabilities, and public safety related to Short Term Rentals, indicating a need for heightened operating standards and enforcement.
- J. The County is currently in the process of considering and studying various legislative proposals to address the issues associated with Short Term Rentals and reduce risks to public safety, health, and welfare.
- K. Concentration of Short Term Rentals in many areas of the County has an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different regulations, including the need to separate, eliminate, or place caps on the number of Short Term Rentals in certain areas of the County.
- L. The density of Short Term Rentals in the Unincorporated County Area of Idyllwild and within the Temecula Valley Wine Country far surpasses that of any other area in the unincorporated area of the County.
- M. On May 18, 2022, the Riverside County Planning Commission (“Planning Commission”) held a public hearing on proposed Ordinance No. 927.1 amending Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals. The Planning Commission recommended consideration of a potential subsequent “Phase 2” amendment to Ordinance No. 927 analyzing a limit or cap for Short Term

Rentals within the Unincorporated County Area of Idyllwild and Temecula Valley Wine County, which would include establishing boundary areas, determining the source of authority for a specific residential unit count, creating an appropriate limit or cap (such as a percentage or flat number), and building a methodology for allowing new Short Term Rentals when capacity becomes available (such as a lottery or an ongoing / managed list).

- N. Within the last year, the County received far in excess of the usual 8 average Short Term Rental Certificate applications normally received per month in the previous three years. The month following the release of the Short Term Rental Grand Jury Report on June 7, 2021, the County received 48 Short Term Rental Certificate applications. Also, in the following months since the May 18, 2022 Planning Commission public hearing until the Board public hearing on July 26, 2022 regarding the amended Short Term Rental Ordinance No. 927.1, the County received an average of 54 Short Term Rental Certificate monthly applications. The proliferation of Short Term Rental applications demonstrates a rush to obtain permits that may be inconsistent with proposed or future licensing regulations; particularly, given the Planning Commission's desire to consider a "Phase 2" amendment analyzing a limit or cap for Short Term Rentals within the Unincorporated County Area of Idyllwild and the Temecula Valley Wine Country Policy Area.
- O. Issuing numerous Short Term Rental Certificates in areas that may be subject to future limits, caps, or additional regulations would undermine the County's current planning effort to protect the public safety, health, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under-regulated.
- P. Issuing numerous Short Term Rental Certificates in areas that may be subject to future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental Certificates.

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

- A. County: The County of Riverside.
- B. Temecula Valley Wine County: The Temecula Valley Wine Country Policy Area, as designated in the Riverside County Comprehensive General Plan, as may be amended.
- C. Unincorporated County Area of Idyllwild: The unincorporated County of Riverside communities of Idyllwild, Pine Cove, and Mountain Center, as designated in the Riverside County Comprehensive General Plan, as may be amended.

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

Section 5. EXTENSION OF ORDINANCE NO. 449.251 MORATORIUM. During the term of this interim ordinance, no new Short Term Rentals shall be allowed on properties located within the Unincorporated County Area of Idyllwild or the Temecula Valley Wine Country. Renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or 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 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 10 months and 15 days from the date of adoption, unless sooner repealed by the Board

or extended by the Board at a public hearing, as provided in Government Code section 65858. Prior to expiration or extension of this ordinance, staff is directed to prepare the 10-day report for the Board as required by Government Code section 65858, describing the measures taken to alleviate the conditions which led to the adoption of this ordinance.

Adopted: 449.252 Item 21.1 of 10/25/2022 (Eff: Effective Immediately)