

From: [Anne Bragg](#)
To: [Clerk of the Board](#)
Subject: Three Rivers STRs
Date: Tuesday, October 17, 2023 9:15:06 PM

This Message Is From an Untrusted Sender

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Hello...

>

> I can't make it to the meeting regarding short term rentals in Three Rivers.

>

> I support all the proposed restrictions. I think they are reasonable and fair to both sides of this issue.

>

> I have one concern. There are waaaaay more than 297 vacation rentals. Perhaps those are just the "registered" short term rentals. There are more than 50 in Cherokee oaks subdivision. A search on Airbnb website says there are more than 1000 options in Three Rivers.

>

> Please share my support of ALL the proposed restrictions with the board of supervisors.

>

> If you have questions you can reach me at (559) [REDACTED].

>

> Thank you.

>

> Anne Bragg

>

> Sent from my iPhone

From: [Jana DesForges](#)
To: [Clerk of the Board](#)
Subject: PUBLIC COMMENT — Three Rivers Short Term Rentals
Date: Tuesday, October 17, 2023 4:52:10 PM

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Attn: County Clerk

I am a single 62 year-old retiree who relies solely on my STRs to survive. I have been living full-time in Three Rivers for 15 years, after visiting regularly during my lifetime, planning to make Three Rivers my home someday.

I love it here and recognize the value of the community and good neighbors. However, I feel that STRs are being vilified by a vocal group that simply does not want to accept that our location adjacent to SEKI has evolved into a thriving tourist destination in the last 10 years, specifically.

The litany of supposed issues that STRs may be responsible for is unreasonable in my opinion. Certainly many of the town closures are unrelated. And the cost of housing has risen exponentially in all areas, again, not primarily related to STRs.

I'd also like to make a point that STR rentals are wildly varied in 3R. For instance, I'm up on a private hill with no neighbors, with my own water and septic, while the 3R neighborhood of Cherokee Oaks is more like a regular suburban plan. Those differences give us a very different set of potential issues. In my opinion, there is hardly a fair way to create a blanket set of restrictions or rules here. Neighborhoods like Cherokee Oaks should have a different set of ordinances.

Another very real point to consider when discussing the wildly inappropriate mandate suggestion that would "force" multiple STR owners to rent 50% of their properties long-term, is that most of the properties that have been developed into STRs are at the higher end of the market, with many thousands of dollars invested. (I took out loans in order to invest in my retirement property.) The local market of single families is not going to be able to afford to rent most of these homes. That's the simple truth. For better or worse, Three Rivers has evolved into primarily a tourist and retirement destination, and with

SEKI gaining world-wide attention and appeal, it's not going in the other direction anytime soon.

Furthermore, many STRs are not possible as full-time rentals as they are specialized units (such as my 3 single-room cabins), yurts, tents, RVs, campers, etc. This needs to be considered when the sheer number of STRs is set up against a lack of AFFORDABLE single family homes. And what's designated as "affordable" in Three Rivers? Should the rise in housing costs across the board be addressed?

What about out-of-towners that purchased their dream home for vacations, holidays and retirement, relying on the STR income from said home? Would we rather those homes be left empty with nothing contributing to our local economy? Managers, maintenance, cleaning, restaurants, shops, SEKI, TOT?

I realize this is a complicated issue, but I also know that some of my fellow Three Rivers neighbors have jumped on a rather frightening bandwagon of issues being blamed on VRBO and Airbnb stakeholders. I, for one, am feeling threatened and scared by the vitriol that I'm hearing and reading. I believe that 99% of stakeholders are caring Three Rivers Community members that do our very best to maintain a respectful and responsible position that benefits all, neighbors and visitors alike.

I look forward to finding an equitable solution for all.

Sincerely,
Jana DesForges

From: [REDACTED]@gmail.com
To: [Clerk of the Board](#)
Subject: Short-Term Rental Ordinance
Date: Wednesday, October 18, 2023 12:43:30 PM

This Message Is From an Untrusted Sender

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To Whom it May Concern –

As a 23 year Three Rivers resident I am in support of any restrictions, regulations, and limits the County Board of Supervisors can place on Short-Term Vacation Rentals in Three Rivers. Our small town has become overrun with short-term rentals, driving out local long-term renters, making it difficult, if not impossible, to find affordable long-term rentals, and altering neighbor-friendly neighborhoods. I will not reiterate the many reasons for restrictions, as you are well aware of the numerous issues from other residents, I just want to express my concern of the no holds barred growth and lack of regulations on the hundreds of (and growing) Three Rivers STR's that have already negatively impacted our small community.

I encourage you to please take action and implement restrictions on STR's in Three Rivers. Thank you.

Respectfully

Julie Gray

Three Rivers, Ca 93271

Sent from my iPhone

From: [Karly](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Tuesday, October 17, 2023 1:06:34 PM

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Hello,

My husband and I are permanent residents in Three Rivers, CA. We have lived in our home since 2018. We both support the proposed restrictions on short term rentals in the Three Rivers community. We have many close friends who have struggled with finding housing in Three Rivers due to the increased numbers of short term rentals. In addition, they have been displaced from their former long term rental living situations when the owners elected to change to short term rentals instead.

Thank you,

Karly Erickson and Joshua Blomgren

From: [Lewis Nelson](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Tuesday, October 17, 2023 1:43:59 PM

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I sold my house in Three Rivers at [REDACTED] in 2017 following the passing of my late wife. There were already concerns about short term rentals at that time, and I asked the proposed buyer specifically if he intended to live there. He answered "Yes" in front of his real estate agent. I closed escrow and learned later that the buyer has my former home listed on short term rental sites.

I have read comments on Facebook since that time about loud parties "up on Crystal Hill", at my former home. From that location the whole of Cherokee Oaks is affected by noise.

If I had known then what the buyer intended, I would not have sold my home to him. I encourage the Board of Supervisors to take action to bring the issues that come with short term rentals under control in Three Rivers. The church of which I am still a member in Three Rivers has lost membership as full-time residents in the community decline. The only daycare center in Three Rivers was at my church and had to close due to loss of clients. There is a very real risk that the elementary school will have to be closed and students bussed elsewhere because of the loss of families in the community due to the lack of homes for sale. The conversion of family dwellings to short term rentals has caused a number of businesses to close, due to the lack of customers. The National Park depends on the availability of housing to attract applicants for seasonal jobs, and those housing units have left the market after being converted to short term rentals.

I encourage the Board of Supervisors to direct staff to bring the draft Short Term Rental Ordinance back to the Board for consideration.

Lewis Nelson, PE
[REDACTED]
Camarillo CA 93012
[REDACTED]

This e-mail is a natural product. The slight variations in spelling and grammar enhance its individual character and beauty and in no way are to be considered flaws or defects.

From: [Ryan Watson](#)
To: [Clerk of the Board](#)
Subject: Three Rivers Short Term Rentals
Date: Tuesday, October 17, 2023 12:35:18 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing you today in an attempt to start a serious conversation about regulating short term rentals (STR) in the town of Three Rivers.

To start, I would like to discuss enforcement of the Transient Occupancy Tax (TOT). It would appear to me that this tax is not being effectively enforced. I know for a fact that my landlord has several STRs on his property that he claimed were long term residential rentals. Without proper reporting and enforcement there is no real means for the County to accurately assess the impacts of STRs.

Next, I would like to address, anecdotally, how I have witnessed STRs negatively impact this community and then transition into some more statistics that support my claim. I have lived in Three Rivers for over a decade. When I first moved into town, this was a tight-knit community where neighbors were supportive and friendly with one-and-other; folks who lived in town worked in the businesses; and the businesses could rely on the community to support them during the "off season". Over time, as more friends were evicted to convert their homes into STRs, unable to find another rental (because they were all converted into STRs), they had to move out of town. Since they no longer lived in town, it made no sense for them to drive all the way up to Three Rivers to work their job, they found employment down in the valley. This has reduced the number of locals working in the stores, restaurants, and service providing business. When you don't have locals working at the businesses, they no longer feel a sense of pride in their community and don't tend to care about the consequences of the actions made by those around them. There has also be a noticeable increase in crime in this town. I believe there is a strong relationship between the increase in crime and the increase in STRs. I know, since I no longer know my neighbors (because they change nearly daily), it is very difficult for me to distinguish between a vacationer from someone who is breaking in to the property and stealing. There is no longer a sense of community; people are more distrustful; and young families can no longer afford to live here.

The National Institute of Health published a research article demonstrating the correlation between the increase in STRs and the increase in crime (<https://pubmed.ncbi.nlm.nih.gov/34260607/>). In this article, they concluded that the increase in crime is a result of one of the points I described in the above paragraph; when you don't know your neighbors, you don't know the people, vehicles, and behaviors to recognize crime. There are no mechanisms or social enforcement and reporting of crimes in a community. An increase in crime in a rural mountain community increases the costs to the county. We have

longer response times resulting in more (likely overtime pay) for County Sheriff's Deputies. There was once a good solution to the response time issue and that was a Resident Deputy. But due to the lack of available rentals and the lack of affordability in housing, the current "Resident" Deputy does not live in town. Previously, when the Resident Deputy lived in town, they could be called and the response time would be mere minutes. Now, a valley floor deputy has to be pulled from their "beat" (leaving another area exposed) to respond to crime, often taking no less than 45 minutes to an hour. This reduction in public safety alone should be cause for concern. But the damage done to this community is compounded by the affordability of housing.

While I recognize that housing affordability is a challenge across the country, I believe there is a primary culprit here that could be addressed by the Tulare County Board of Supervisors. A recent article published by the Harvard Law & Policy Review outlines the impact of STRs on housing affordability and how it exacerbates the housing crisis (https://harvardlpr.com/wp-content/uploads/sites/20/2016/02/10.1_10_Lee.pdf). In Three Rivers specifically, the lack of availability and affordability of housing can have a serious negative impact on the National Park Service in SEKI. Historically, employees in SEKI were able to find seasonal housing for long term rentals in the town of Three Rivers. These are typically, young, freshly out of college kids who are just starting their careers. They cannot afford to buy a home, let alone rent one if they are lucky enough to find one. This results in them finding other employment opportunities elsewhere. Given that most of the tourism in Tulare County relies on people going to SEKI, I think this should also be of great concern for the Tulare County Board of Supervisors.

I understand the economic argument for individuals to want to purchase an income producing property. When times are great, they can profit significantly. The potential for profit has caused a lot of folks from places far from here to start buying up property at inflated prices. This not only makes housing unaffordable but it also encourages a detachment from the community. When a property owner is only concerned with the profits their property can produce, they do not care about the overall negative impacts to the community.

Fewer people living in Three Rivers means; the public school will likely close due to the lack of students to support its existence; fewer knowledgeable locals working at businesses informing vacations about the "dos and don'ts" for the area (ie. What/where is safe, how to behave, etc.).

My last point brings all of my previous points together. What is the first line item in a family's budget that gets cut during a recession? Leisure. When the entire economy of a town revolves around tourists filling the homes and shopping at the businesses and hard economic times arrive, that town will crumble. There will be no long term residents around to keep the businesses afloat, keep the houses from crumbling into disrepair.

The situation is already dire and if there is not decisive action by the County to try to turn things around, we are going to find this once beautiful community dissolved into a ghost town.

I appreciate your time.

Respectfully,

From: [Melinda Benton](#)
To: [Kirsten A Bain](#)
Subject: FW: STR in Three Rivers, CA
Date: Wednesday, October 18, 2023 10:30:52 AM

FYI

From: Eddie Valero <EValero@tularecounty.ca.gov>
Sent: Monday, October 16, 2023 1:47 PM
To: Melinda Benton <MBenton@tularecounty.ca.gov>; Jason Britt <JTBritt@tularecounty.ca.gov>
Subject: Fwd: STR in Three Rivers, CA

FYI

Sent from my iPad

Begin forwarded message:

From: SueVu3R <[REDACTED]@gmail.com>
Date: October 16, 2023 at 1:18:15 PM PDT
To: Michael G Washam <mwasham@co.tulare.ca.us>
Cc: Eddie Valero <EValero@tularecounty.ca.gov>
Subject: STR in Three Rivers, CA

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Gentlemen,

I am unable to attend the upcoming meeting about short term rentals in Three Rivers, but wanted to give you my thoughts.

I have lived in Three Rivers for 40 years and am retired from the National Park Service. I know things always change over time and I have watched many changes occur in this small mountain town.

I am concerned about the number "short term rental" properties that have changed the dynamics of this community. I am not against folks making money on these properties, as it's obviously quite lucrative. I am against not "capping" the STR's at some percentage. Perhaps if you allowed 10% of homes to be STR's, it would allow for some more families to move into this area.

As you know so many things are closing up in this small town, as the year round residents are dwindling. We have lost our pharmacy, pre-school, veterinarian office to name a few. I think it's only a matter of time until we lose our K-8 school. When my

kids attended 3R school the attendance was just under 300 kids. I think it is now about 70-80 kids total. I have talked to National Park employees, who express that the park cannot fill positions, as there is no homes available for employees to purchase or rent.

I live up the Mineral King Road. The two mile loop that I walk around our neighborhood has about 50% rented as STR's. This changes the whole landscape of neighborhoods. The visitors staying in these STR's are not people who join the Lions Club, join the Woman's Club, Support the school carnival, Attend school functions etc. We no longer have "neighbors" but just visitors who stay a few days and move on. The sense of a neighborhood community is lost.

Please consider setting a cap on the number of homes that can be short term rentals. Otherwise I see this town as just a place for visitors to enjoy, but no sense of a community or neighborhood, which in the past made this place pretty special. Thank you for your time,

Sue Schwarz

[REDACTED]

Three Rivers, CA 93271

Sent from [Mail](#) for Windows

From: [Sunshine Good Morning](#)
To: [Clerk of the Board](#)
Subject: Short Term Rental (STR) Regulation in Three Rivers
Date: Tuesday, October 17, 2023 1:56:38 PM

This Message Is From an Untrusted Sender

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Dear Supervisor Valero,

9/25/2023

RE: Short Term Rental (STR) Regulation in Three Rivers

Thank you for the opportunity to express my concerns regarding Short Term Rentals (STR's) in Three Rivers and to provide suggestions for the urgent need for regulation by Tulare County.

As a 5th generation Tulare Californian (I have relatives buried in the Tulare Cemetery from the 1850's to the most current, my Aunt Suzanne Fernandes), and as a second generation Three Rivers local raising children who are 3rd and 4th generation Three Rivers locals, allow me to first list the ramifications of what has happened in this community because of the STR boom that has happened here in the last decade, as a firsthand account witness and true Tulare County resident with deep local roots. I will then follow with a list of suggested changes/regulations which I believe will help.

Three Rivers has lost and will continue to lose vital services - the following businesses have closed or are closing as a result of not having enough local clientele - a direct result of over 1,000 separate STR listings in Three Rivers (search results on Airbnb), these are homes not being occupied by locals or families. All these services listed below are now a 40-80 minute round trip drive to nearest services, Woodlake being 20 minutes one way and Visalia being 40 minutes one way. Imagine, if you will, needing to drive 40 minutes round trip to collect medical prescriptions. Or driving an hour+ round trip in the morning to drop children at preschool, to then work all day and drive an hour round trip in the afternoon to pick children up.

- Learning Trails Preschool
- Three Rivers Drug

- Lone Oak Veterinary
- Three Rivers Dentist - Darrell Rich DDS

Three Rivers has also experienced a change of services, our churches are closing/reorganizing as the number of bars are growing, impacting the community on a deeply spiritual level.

The most alarming losses will be the loss of, first, the Three Rivers Union School, an elementary school which provides education K-8th. The school now has about 80 children in attendance and on the brink of closing due to declining enrollment. When I attended school there in the 80's there were nearly 300 in attendance. Even prior to this last decade, the numbers were 200+. If the school closes, the ramifications will impact everyone who lives here in extraordinary ways, but most importantly - and please pay attention to this point - it will impact Sequoia and Kings Canyon's (SEKI's) ability to hire employees who have or plan to have children. This is the second most alarming loss of which I speak, if SEKI continues to not be able to hire employees, the park may need to close, whether seasonally or permanently remains to be seen. Currently, SEKI is experiencing a 65% rate of new employees from other areas of the country declining job offers after finding no housing. Please ask yourselves.....where will Tulare County be if SEKI is no longer open? Whether it's not open year-round or not open at all, the closing of our biggest international attraction will severely impact the entire Tulare County, financially and otherwise.

I work for the National Park Service, Pacific West Regional Office, supporting 63 National Parks in CA, OR, WA, ID, NV and HI. The Airbnb phenomenon happened so quickly across this country that it caught NPS off guard. Every national park is experiencing this sudden problem of housing no longer being available for rent or purchase (due to price) in gateway communities, and we are struggling to find solutions nationwide, but the struggle is profoundly exacerbated here in SEKI due to this park's locality pay. SEKI is in the "Rest of the US" pay category, meaning that employees in this park are paid the same as employees in Alabama (for example). Employees in Alabama can more comfortably live off "Rest of the US" pay, as their gasoline, taxes, insurance, DMV registrations, utilities and housing prices are all much, much lower than here in CA, but "Rest of the US" pay here is a hard stretch. NPS employees have always made it work, however, because the local housing market was affordable - both for purchase and for rent - and the rental market was plentiful. When I moved back to Three Rivers in 2013, there were several 3 bd/2ba houses for rent in Three Rivers for me to pick from, all of them were listed at around \$800-\$900 per month. I rented a house until I had time to leisurely purchase the home of my choice, which I did in 2017 for \$160,000. That same house last year would have been listed at \$400,000, but that would have only been the listing price. My realtor told me that we would list it at that price and then

just sit back and wait for the bidding war to start. She predicted that it would sell for upwards of \$800,000. This is a 1,400 SF, 2 bd/2ba home, built in 1948, with not many improvements in the last 75 years made to it, sitting on less than an acre of land. NPS employees couldn't afford the listing price of \$400,000 but even if they had tried, they would have been forced to drop out as soon as the bidding war began, leaving locals and middle class families completely without an opportunity to even try to buy a home.

Additionally, park employees made the locality pay work here in the past because their spouses could find work here in the community - being teachers at the school or preschool, working at the dentist office, the Vet clinic, the pharmacy, etc. but as these good businesses continue to close and our school no longer hiring new teachers when older teachers retire has now impacted an NPS employee's spouses from being able to find decent work here in Three Rivers as well. If the school closes, and NPS employees find that their pay will decrease, there are no houses for rent, the houses for purchase are outside of their budgets, their spouses won't be able to find work except in restaurants/bars, AND they won't have a local school to send their children to, it very well may be the nail in SEKI's coffin.

I have put a great deal of thought into this, and from having witnessed this all firsthand in the last decade, I feel that reasonable restrictions can be put into place here that would help everyone and still provide a great deal of the TOT tax that Tulare County has become accustomed to. I believe that the problem lies in out-of-town investors, real estate agents, etc. buying multiple houses and driving up costs in their relentless bidding wars. My suggestions are as follows:

- No more out-of-town investors. Vacation rental properties may only be owned/operated by locals who live in Three Rivers as their permanent address.
 - Aging/retired locals would be allowed to leave Three Rivers (as people age, they need to live closer to medical and other services) and operate their Three Rivers home as a vacation rental after having FIRST owned the property for 20 years (retirement income).
- Locals who own/operate vacation rentals in Three Rivers can have as many as they want, but every other house - of equitable size/condition - MUST be a Long-Term Rental (LTR). This would be per household/family.
 - 1st rental can be an STR. 2nd rental must be an LTR. 3rd rental can be an STR, but only for a grace period - say 5 years. If a 4th rental isn't purchased to be a LTR within that grace period, the 3rd rental must be changed to LTR forever or until 4th rental is purchased. (Always more LTR's than STR's,

except for during the grace period). And so on and so forth.

- Out of town investors who currently own/operate vacation rentals must be charged 70% TOT tax beginning next year (encouraging them to sell their houses, but if they insist on staying then Tulare County gets higher TOT until they go)
- All vacation rentals - especially river front property - must have their septic systems inspected by the county, comparing the occupancy rates they are advertising their vacation rentals for. If a vacation rental is using the same septic system as owners, then all the usage of the entire property must be considered in addition to occupancy advertisements of the vacation rental.
 - Many river front vacation rentals advertise 16+ people - with septic systems designed for 3 bedrooms.
 - Septic overflow waste IS infiltrating the rivers from these homes.
 - Many other river front homes AND businesses have river wells, drawing from this septic-infiltrated water. And they are drinking it. Washing in it.
 - River front vacation rental owners need to install/upgrade their septic systems to fit their advertised occupancy rates OR limit their occupancy to the installed/designed current septic system. This will need to be strictly monitored, regulated, and enforced.
- No more vacation rentals in business districts - the Village Market area, the strip from the North Fork bridge to the elementary school, etc.
 - Apartments and living quarters in these areas need to be LTR housing for employees who work in those buildings, in Three Rivers or in SEKI -
 - less septic and parking impacts w/ LTR's than STR's
 - less cars per housing unit
 - allows employees to walk to work, walk to restaurants/businesses, walk their children to school, etc.
 - Vacation rentals in these areas greatly impact parking for neighboring businesses, locals and tourists and are likely over burdening under designed septic systems. Most of these are river front (see bullet above).
 - Vacation rentals in these areas greatly impact the reduced number of businesses and services in Three Rivers.

- No existing or future apartment bldgs./housing complexes may ever be used as vacation rentals. It's not a problem now but may be worth putting that in the regulations in case the existing apartment complexes change ownership.

Of course, I offer these suggestions as talking points, to get the County Supervisors thinking about options and solutions. But I do believe that doing these things - or these sorts of things - will help greatly. I know that there are realtors in Visalia, Tulare, etc. who own multiple vacation rentals - 10, 15, etc. I know there are out of town and even out of country investors doing the same thing. They contribute nothing to the community and are quite literally killing the town - and the park - that's making them money. I believe that locals who live in Three Rivers, send their children to the school, attend local churches, participate in Lions Club or Women's Club, etc. should be allowed to make additional money as passive income by operating vacation rentals, but even that needs to be controlled and regulated. I believe that by limiting and eventually removing the out-of-town investors, we would see an increase in homes for sale for reasonable prices as they remove themselves from the community, and thus we may also begin to see homes for rent for reasonable prices as well. I believe that by focusing on the out-of-town investors first, you will have the support of the community behind you.

Please consider these possible solutions. I am aware that Three Rivers has become Tulare County's "cash cow", but it needs to be recognized that this vacation rental phenomenon may be killing the cow who's generating all this cash - Sequoia and Kings Canyon National Park. Please also recognize that these issues are not coming from a "vocal minority" as the Head Planner for Tulare County has insinuated. I have witnessed myself, the changes that have happened here since 2013, the changes are radical and alarming and are impacting the community and park in resoundingly negative ways and EVERYONE who is local is talking about it. The ONLY people who say that STR's are not the problem are the STR investment owners, many of which do not even live here year-round or at all. If Tulare County listens to only that side of this discussion, then it's the wrong side to listen to.

As a final note, I would encourage Tulare County to consider distributing a higher percentage of TOT tax back to Three Rivers as well - regardless of whether regulations are put into place. One of many examples: vacation rental users don't know how to properly secure trash cans and their out-of-town investment owners don't know to communicate this to their renters, because they don't live here and don't know it's a problem. Tulare County would do well to invest in bear proof trash cans and by levying very high fines on vacation rental owners who don't mandate the securing of their trash. Bears are now breaking into homes and getting very aggressive with humans - as bears do when they become accustomed to easily obtaining human food - these bears will need to be destroyed constantly by Fish and Game

and/or the park if this continues to be ignored. I lived in Yosemite for a very long time, it took them nearly 20 years, a lot of hard work and an exorbitant amount of money to get the bears under control there. Tulare County would be wise to try to get on top of it as soon as possible.

Thank you for your time and attention to this matter. If you have any additional questions or would like to involve me in any further discussions, I would be very happy to help. I can be contacted at 559- [REDACTED]

Very Sincerely,

Sunshine Good Morning

Sunshine Good Morning

5th Generation Tularean – Fernandes and Radmacher Family

National Park Service - 23 years

Three Rivers local since 1987

Residing in my family home since 2013

Raising the 6th Generation Tulare (County) and 3rd Generation Three Rivers offspring

From: [Smart309](#)
To: [Clerk of the Board](#)
Subject: STR in Three Rivers, feedback for pending draft
Date: Tuesday, October 17, 2023 3:32:21 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I would like to address some of the bullet points that are possible repercussions of the short term rentals.

Three Rivers Drug and Pharmacy was unable to find a buyer for the business when the owners decided to retire due to the landlord not providing upkeep to the structure. This is not a result of STR. The drugstore was a thriving business. Three Rivers suffered the loss and it cannot be blamed on STRs.

Veterinary office closure. I highly doubt this is a result of STR. The business was open very limited hours as it was and I believe it was a business decision, not influenced by STR.

The dentist closed due to reorganization. The senior dentist passed away, leaving his son to run a business that required two dentists. They chose to funnel all patients down to their very modern office in Exeter. Prior to that decision, the office purchased a practice from a dentist in exeter, increasing their case load. This was a business decision not caused by the STR.

Auto parts store? What auto parts store?

There is more than one remaining mechanic. Perhaps Dennis is choosing to limit his hours at the chevron due to personal reasons. I do not see how this business decision is impacted by STR

The church attendance, this is a chronic problem with many churches. The flocks are diminishing due to other reasons. Not STR

Sequoia Park has its own problems to deal with. Their housing within the park is limited and under disrepair. This is being worked on. Also, SNP, in comparison to other California State Parks does not pay enough for their seasonal employees to afford housing. The park has received a grant that allows SNP to lease rental homes in Three Rivers and pay a current rate to the landlord that enables them to house their seasonal employees. I currently participate in this program, providing housing for 4 seasonal employees. I know there are other landlords who are doing the same thing.

From the viewpoint of a landlord, this is a very ugly job. Providing a home at a reasonable rent and then discovering your tenants have left it quite a mess is a hard hurdle to get past. If given a choice, I will not rent to long term tenants again. Less

wear and tear with STR. But.....addressing long term rental tenants is not part of this discussion.

Merchants appreciate the STR's and the money visitors bring into Three Rivers's commerce and economy. Money spent to maintain and support the STRs is turned back into the money flow to employees and businesses in Three Rivers. The STR do not operate as simply a way to fill one's pocket book. Property taxes, TOT's, paid wages and maintenance are paid into the local economy. For many local STR owners, they are simply a way to help keep one afloat.

Absolutely, balance needs to be achieved. A moratorium on the number of STR would help. Owner in residence would be a preference as well, living nearby or on the property. This would help with the noise and over crowding concerns. Having once operated a STR, we lived on the property. Maintaining considerate guests was manageable. The cost of housing is high regardless. All the blame cannot be put on STR. There are reasonable solutions that can be achieved. Simply complaining is not a solution and acceptance that time marches on into the 21st century is a realization.

One thing is for sure.....Tulare County coffers reap a great benefit from the STR throughout the county. Residents would like to see something tangible that benefits the 3R community as a result.

Many Thanks,
Susan Ardesch
3R resident
stakeholder in both side of the issue

From: akinkor@aol.com
To: [Clerk of the Board](#)
Subject: Public Comment- Three Rivers STR Agenda Item
Date: Tuesday, October 17, 2023 3:15:12 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To: The Tulare County Board of Supervisors

From: Mr. and Mrs. James Kinkor



Three Rivers, California 93271

Re: Agenda Item: Direction Regarding Short Term Rentals in Three Rivers

Position: Strongly Support: Adoption and Enforcement of a inter Ordinance and associated regulatory program which includes a potential moratorium on additional STRs in Three Rivers ***until final regulations are adopted by Tulare County Board of Supervisors no later than 1/1/2025.***

This communication is sent with gratitude to Supervisor Valero who has consistently and fairly addressed the concerns of our community of Three Rivers. Further, we wish to thank the members of this county board for agendizing the above issue.

Recommended action: FYI: 2023-24

1. **Immediate:Action:** Adopt the measure as an interim enforceable measure so that the health and welfare concerns of this community, as currently outlined in the Summary Statement, are **immediately addressed** in a timely and accountable program timeline.

2. **Secondary Action:** Create a county appointed TR/STR committee, which includes state EMS, OSHA.FIRE and other county/ state agencies, TR community leaders . The mandate of the committee .is to create with public input a **long term sustainable, enforced, accountable STR** regulations as presented to the Tulare County Board of Supervisors by the committee for final adoption no later than January 1, 2025.

From: [Sequoia Suite](#)
To: [Clerk of the Board](#)
Subject: Public Comment 3 Rivers STR
Date: Tuesday, October 17, 2023 12:16:54 PM

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Tulare County Resource Management
Board of Supervisors
Michael Washam

Oct. 17, 2023

Hello,

We are unable to attend the important meeting on October 24, but as long time residents of Three Rivers, we wish to express our support for the STR Ordinance and Regulatory Program that is being considered.

Ours is a small and unique foothill community, and most of us support a limited number of vacation rentals, but to maintain the integrity of our community, including our vital K-8 school and the availability of long term rentals, the number and proliferation of these STRs must be managed and regulated.

We hope the Board of Supervisors are receptive to the views of the residents of Three Rivers and are not biased. Our TOT taxes provide Tulare County with substantial revenue. The open letter from Michael Washam, and directed to the owners of our vacation rentals, indicates prejudice and possibly a pre-conceived opinion on this important issue.

Thank you,

Sharon Bullene
Danny Bullene



Three Rivers

From: [REDACTED]@gmail.com
To: [Clerk of the Board](#)
Subject: Short-Term Rental Ordinance
Date: Wednesday, October 18, 2023 12:43:30 PM

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To Whom it May Concern –

As a 23 year Three Rivers resident I am in support of any restrictions, regulations, and limits the County Board of Supervisors can place on Short-Term Vacation Rentals in Three Rivers. Our small town has become overrun with short-term rentals, driving out local long-term renters, making it difficult, if not impossible, to find affordable long-term rentals, and altering neighbor-friendly neighborhoods. I will not reiterate the many reasons for restrictions, as you are well aware of the numerous issues from other residents, I just want to express my concern of the no holds barred growth and lack of regulations on the hundreds of (and growing) Three Rivers STR's that have already negatively impacted our small community.

I encourage you to please take action and implement restrictions on STR's in Three Rivers. Thank you.

Respectfully

Julie Gray

Three Rivers, Ca 93271

Sent from my iPhone

From: [Kareem Mitha](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Tuesday, October 17, 2023 5:47:16 PM
Attachments: [image.png](#)

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Dear Clerk,

Thank you for discussing the impact of STR's in Three Rivers in your upcoming meeting. My wife and I recently moved to Three Rivers, and we are expecting our first child in a couple of months. We really feel Three Rivers has the potential to be a great home to start a new family, but we are concerned about planting roots here for several reasons.

- When we moved here in May there was a preschool that served the community. This was a resource we were planning on relying on. Due to low enrollment the preschool closed in October. This has huge impacts on families in the community, and families to be. It is hard to sustain a community without resources for kids.
- Similarly, we see there is a great school here, but enrollment has dropped considerably the past 5 years. There is a lot of talk that the school could close too. We of course cannot plant roots in a town that has no school.
- Many other useful services have discontinued lately as well including the pharmacy, veterinary clinic, dentist, etc.

All of these changes are directly related to the lack of regulation on STR's in Three Rivers. According to AirBnB, there are over 1000 Short Term Rentals (see screenshot below), which has led to a housing crisis. Locals cannot afford to live here anymore. There are no long-term rentals. Park workers cannot find places to live. The local population is declining, and so are the services that support the community.

We understand STR's bring in valuable tax revenue, but we urge your board to consider the serious impacts and costs on the families and local communities of Three Rivers. Many other cities and townships have faced similar problems, and have taken various actions, from out-right bans, to regulating the number of dwellings that can be used for short-term rentals. There is a sustainable solution that will allow all parties to thrive, and we encourage you to work towards it.

With respect,

Kareem and Sheila Mitha



Three Rivers

Any week

Add guests

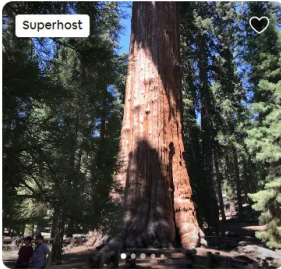


Over 1,000 places in Three Rivers



Dome in Three Rivers
Sequoia Studio Suites - A
1 bed
Oct 21 - 26
\$255 ~~\$204~~ night

★ New



Cottage in Three Rivers
~ Oak Haven Cottage ~ Sequoia National Park
3 beds
Nov 27 - Dec 2
\$130 night

★ 4.9 (304)



Home in Three Rivers
Tres Rios RIVER FRONT Studio
1 bed
Oct 29 - Nov 3
\$218 night

★ 5.0 (11)

From: [Emi Rourke](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Wednesday, October 18, 2023 9:11:26 PM

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To Whom It May Concern:

I'm am very happy to hear that the impact of STRs will be on the agenda for October 24th. I am in favor of Option A. Unfortunately , due to the time of the meeting, I will be at work and unable to attend in person. This topic is critical to the future of Three Rivers and I don't want it to be perceived that if only a few people show up for public comment no one in the community cares. We do care, it's just difficult to attend these meetings at the time they are held.

I grew up in Three Rivers and returned after college to live. My partner, who works for the park, and I recently purchased a home in Three Rivers after long term renting for the past 8 years. It was getting harder and harder to find long term rentals. While the price was going up, the bigger issue is that there were just not enough available. We began looking for a house to purchase over a year ago when we decide to start a family. It took a long time to find a house within our price range \$400,000 (a relatively reasonable budget for Tulare County) and even longer to have our bid accepted. We were outbid a couple times by people who turned the house into a short term rental and many bids by people living outside the county. We were lucky that a local woman wanted to sell her home to a local family otherwise we would probably still be looking for a home to buy.

Our friends have not been so lucky. One family we know is moving out of town because housing and childcare have been too challenging to access the last couple years. Another family we know is considering the same option. I am worried if we don't regulate the number on STRs in our community, there will be no community left. In a couple years, will most people who work for the park have to commute? In a couple years, will there be a local school to send my child to? In a couple years, will I still have neighbors?

Therefore, as previously mentioned, I am in favor of Option A. To "Take no action" (option B) at this point would be negligent to the very real problems our community is facing. Thank you again for having this as an agenda item and clearly having done some research on the impact STRs are having on our community and possible solutions to regulate STRs.

Sincerely,
Emi Rourke

Sent from my iPhone

From: [Autumn P Davidson](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Wednesday, October 18, 2023 6:19:25 PM
Attachments: [STRsTB.docx](#)

This Message Is From an External Sender

This message came from outside your organization.

Re: The proposed ordinance and associated regulatory program for Short term rentals (STRs) in Three Rivers, CA

I am writing to support the proposed steps to establish reasonable regulation of STRs in Three Rivers, CA. My neighborhood has been changed by STRs from a quiet tightknit community with many park employees in housing to a loud and trash strewn neighborhood. There has been a remarkable increase in nighttime dog barking that is not curtailed and not from our pet owning permanent neighbors. We have no avenue to contact these people or the owners of the STRs they are occupying. Some local STRs actually advertise the ability to bait wildlife to their facilities as a bonus feature, seen online, which likely contributes to garbage can and box disruption and resultant barking of the tenants' pets left unsupervised or outside. I am in total agreement with the proposed ordinance and resultant regulatory program.

Thomas Baker

Thank you

From: clarion@value.net
To: [Clerk of the Board](#)
Subject: FW: Public Comment - Three Rivers Short Term Rentals
Date: Wednesday, October 18, 2023 6:17:43 PM
Attachments: [STRs.docx](#)

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Re: The proposed ordinance and associated regulatory program for Short term rentals (STRs) in Three Rivers, CA

I am in agreement that there is a need for better regulation of STRs in Three Rivers, CA. Many are well managed, with obvious property maintenance, effective and hygienic garbage containment and proper tenant interactions. Others suffer from poor landscape management resulting in increased fire risk, repeated bear induced strewing of garbage around ineffective containers that stays for days before being properly cleaned up, and unacceptable levels of noise and bright lights during the night. The garbage is exposed to wildlife resulting in health risks to these animals (eating plastic which cannot be digested, spoiled food causing toxicities, being hit by a car while foraging garbage) all of which can cause death. Additionally, tenants of STRs near my home commonly have visible open flame fires without the clear use of appropriate equipment or supervision. Their use of firearms is also alarming, assumed to be target practice, but potentially aimed at wildlife without proper regulation or fire safety. These problems recur over and over at the same STRs. Attempts to communicate with managers or owners are often met with hostilities or disregard.

In summary, I support Option A: Bring back a proposed Ordinance and associated regulatory program which would include a potential moratorium on additional STRs in Three Rivers until the program is adopted. Please contact me with any questions or concerns.

Autumn Davidson DVM