

From: [Timothy Kua](#)
To: [Clerk of the Board](#)
Cc: [Eddie Valero](#); [Kirsten A Bain](#)
Subject: Re: Public Comment – Three Rivers Short Term Rentals
Date: Friday, October 20, 2023 10:39:19 AM
Attachments: [image001.png](#)

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Attn: County Clerk

To confirm I would advocate for option b.

Thanks.

Sincerely,
Timothy Kua

On Thu, Oct 19, 2023 at 9:54 AM Kirsten A Bain <KBain1@tularecounty.ca.gov> wrote:

Good morning,

Your public comment has been received. It will be given to the Board of Supervisors and added to the official record.

Thank you,



Kirsten Bain

Deputy Clerk of the Board of Supervisors

Tulare County Clerk of the Board

p: 559-636-5002

e: KBain1@tularecounty.ca.gov

a: 2800 W. Burrel Ave., Visalia, CA 93291

From: [Timothy Kua](#)
To: [Clerk of the Board](#)
Cc: [Eddie Valero](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Thursday, October 19, 2023 9:41:45 AM

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Attn: County Clerk

I am a 30 year old software engineer that has just recently purchased a home in Three Rivers. It's heartbreaking to see this draft as I'm worried it could crush my dreams of being a vacation rental owner and now being able to afford the mortgage on it. From my many visits to Three Rivers, it's a beautiful town and I recognize the value of helping the community and being a good neighbor. I believe we should be working together to find an amicable solution but there are some parts of the draft that worry me.

One point to consider is how the permit/licensing would work for STRs and its effects. Is this something that auto renews for current owners? What if they're new? If people decide to sell the property, how does this translate over? If the restriction on STRs are too strict, restricting STRs might discourage tourists from visiting the area, especially if there aren't enough hotel accommodations. This could lead to a decline in overall tourism, affecting the local economy.

Also, owning multiple STRs and forcing them to offer 50% as LTR is unreasonable. The majority of properties converted into short-term rentals (STRs) are high-end investments, often requiring significant financial commitments, or are homes that aren't necessarily meant for long term residency. The reality is that most local families cannot afford these upscale homes. Three Rivers has transformed into a tourist and retirement hub, and with Sequoia National Parks global recognition, this trend is unlikely to change soon.

Furthermore, the ability to be physically present at the property would be difficult for people that aren't local. As someone residing in the Orange County area, it would be virtually impossible to arrive at the property within the narrow time frame of just one hour. The constraints of time and distance make it impractical for individuals like myself who want to personally want to manage the property. This adds an extra layer of complexity (and possibly cost) to the situation.

Lastly, the 3 strike rule needs to be further defined. I worry that this could be abused by ill-intentioned neighbors. Ill-intentioned neighbors might exploit this ambiguity to falsely report their neighbors for minor or even non-existent infractions, simply to settle personal grudges or disagreements. If not defined properly, this not only undermines the trust within the community but can also lead to unnecessary conflicts and strained relationships.

Personally, I feel deeply concerned and intimidated by the hostility I am witnessing

and encountering. I firmly believe that the vast majority of stakeholders are compassionate members of the Three Rivers Community, committed to upholding a considerate and accountable approach that benefits both residents and visitors.

I am hopeful that we can work together to find a fair and balanced solution that serves the interests of everyone involved.

Sincerely,
Timothy Kua

From: [Debbie Feely](#)
To: [Clerk of the Board](#)
Subject: Public comment- Three Rivers Short Term Rentals ordinance
Date: Thursday, October 19, 2023 10:07:27 AM

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Sirs:

We would like to address the proposed ordinance for short-term rentals, considering the point of a moratorium on additional STRs.

We live in Visalia. In the mid 80s, our dad built our cabin on Hammond Drive as a family heritage for Jerry. We used the cabin for holidays, vacations and for out of town visitors. Our parents were often there half time. As mom got older and was not able to care for the cabin, Susan Darcy in Three Rivers found long term renters for us at \$1150 per month. Two and a half years ago a renter stepped out before her lease was up, giving us the opportunity to evaluate the condition of the cabin which was very poor due to age, woodpeckers and lack of renovations.

We chose at that time to revert to using the cabin ourselves with occasional short-term rentals to help with expenses. Due to \$50000 in unexpected expenses, Jerry having eight surgeries, and the astronomical rise in fire insurance and utilities, we have not yet finished our renovations. Soon! Due to current costs we cannot afford to keep the cabin without renting 1-2 weeks a month, while keeping the cabin for our personal use. We estimate current costs at \$2000 per month. Sad but true.

For these same reasons it's understandable that others are in the same situation. Perhaps a moratorium is not the best way to manage the situation.

Debbie and Jerry Feely

From: [kelly keane](#)
To: [Clerk of the Board; Eddie Valero](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Thursday, October 19, 2023 10:27:34 AM
Attachments: [Three Rivers- STR.pdf](#)

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Thursday, October 19, 2023

Dear Tulare County Board of Supervisors,

My name is Kelly McCullough and I am a passionate and dedicated short term rental owner in Three Rivers. My husband and I have two children who attend school at Three Rivers Union School. Our kids recently enrolled into the school, adding to the number of kids. This was made possible solely because of our short-term rental business.

I have seen all of the negative remarks about short term rentals and believe that the issues can be handled by some simple and responsible business practices and smart regulation.

The positive aspects of short-term rentals (STRs) far outweigh the negatives. We are open to a few regulations that may help our local community.

First, I'd like to cover a few of the positive aspects of short-term rentals:

Short-term vacation rentals bring positive economic impact to Three Rivers in several ways. They provide additional income through tax revenues. At the same time short-term vacation rental guests can benefit the community because guests will spend their money on visitor related amenities such as restaurants and shops. We need short-term rental guests to keep our local business operating! Moreover, a large percentage of locals are cleaners and managers and this is their primary income. Simply put, locals rely on STRs.

We stand alongside so many local STR owners who are responsible and care deeply about the community.

There has been a lot of blame placed on short term rentals that just isn't true. They are not the sole reason that the preschool and the pharmacy were closed. I personally know that there were other reasons, such as building conditions and financial issues (outside of enrollment numbers) contributed to these organizations closing. Some locals want to put the blame on short term rentals, and this is simply not the case.

The biggest issue seems to be that there are a few bad apples creating problems within the

short-term rental space. Out of town investors do not have a pulse on the local community and do not see the problems, therefore they could be contributing to them. Owners are not clearly communicating to guests about rules that must be followed while staying in the rental.

I think we could possibly create a directory of short-term rentals in Three Rivers. Owners would be required to provide the address of their short-term rental in addition to a working contact number for the manager to be contacted if an issue arises. Owners would also be required to sign off on simple rules pertaining to trash, noise, and light. This could be self-governing within the short-term rental community.

Another hot topic is trespassing. I live by the Dinely Bridge and I can tell you that almost every day during summer and fall months, I see folks parked by the bridge and trekking through backyards to reach the river. Is this trespassing? Absolutely. Are these folks always from STRs? No. Many times, they are coming from Visalia and surrounding areas looking for a place to cool off. The vocal community members who are blaming STRs have not been able to prove that the trespassers are indeed coming from an STR. If any trespassers were from STRs, owner communication can be required, explaining what the property perimeters are. These guests are no different than hotel or restaurant guests, and STRs should not be blamed.

I do feel that Cherokee Oaks is the primary family neighborhood of Three Rivers and could have some restrictions so that the number of short-term rentals does not overwhelm the local families. Short term rentals should be capped at 30% of the total neighborhood population.

Aside from that, many of the regulations proposed are over the top and unnecessary. So many of the owners of STRs are local, responsible community members. It is our right to operate a short-term rental and give visitors a beautiful experience while visiting Three Rivers.

Regarding the school, many families chose to pull their kids out of the school and move them to Sequoia Union because of the Covid protocols put in place. This had nothing to do with STRs.

Regarding employee housing, the park service should be in charge of providing their own employee housing and not make this the responsibility of the community, at the expense of the taxpayers.

Regarding bear proof trash cans, the local trash company is not currently providing these. We have been adamantly trying to get one for several years. They have confirmed they are no longer providing the latching bins and provided no alternative solutions. We have placed over 15 calls with no resolution.

We are for:

- Lightning Standards
- Noise ordinance and quiet hours
- Bear proof trash cans (if available)
- Informational safety pamphlets
- Capping guest occupancy at 10 guests / house - no more than 2 per room
- Limiting STRs in Cherokee Oaks Family Neighborhood
- Identifying and addressing any consistent "bad apples" in the community

We are against:

- 3 strikes rule (not realistic)
- 24 hour / 365 immediate response (not realistic)
- parking requirements with asphalt (not realistic or needed - we are a rural community)
- 50% long term rental requirement - (not realistic)
- Capping total number of STRs % (aside from Cherokee Oaks)
- Additional expenses incurred for short term owner/operator via TOT

In closing, Three Rivers is an established short-term rental area and has been for decades. We border the national park and this area is ideal because of its geographic location. Three Rivers should continue to provide high quality lodging and commerce to tourists, as well as providing livelihood for the local residents and owners of short-term rentals. We love this community and want to continue to help it thrive and grow.

Kelly & John McCullough

Three Rivers, CA

559-

From: [Mathias Herriges](#)
To: [Clerk of the Board](#)
Subject: Public Comment - Three Rivers Short Term Rentals
Date: Thursday, October 19, 2023 11:32:17 AM

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Good afternoon;

My family has been operating a "home-share" STR in Three Rivers for 18 years, which operates similarly to a traditional 'mom and pop' Bed and Breakfast. Because our rental property is our actual home, and not solely an investment property, we're able to mitigate impacts by living directly on-site.

When our operations began it would have been entirely unthinkable that corporate investors would soon invade entire neighborhoods. The proliferation of STR's operated by absentee-owners has gutted our local housing resources and led to a rapid disintegration of our rural community. Our own rental - and the baseline economy for the region - is directly threatened by the numerous unregulated impacts of STR rentals.

While we take great vigilance in engaging with and overseeing our rental guests, neighboring STR units operated by absentee investors continue to inflict damage to our business model and physical properties, including those of our nearby permanent residential neighbors. These impacts include, but are certainly not limited to, the following:

- Routine trespassing onto private property
- Broken glass and trash along riverways and private properties
- Excessively loud parties and noise at all hours
- Proliferation of private vehicles onto largely underserved County-maintained roadways
- Intrusive urban lighting into rural skies
- Unregulated septic contamination and overuse

Without a healthy and resilient residential baseline, the entire tourism economy of Three Rivers is at risk of imploding. It requires permanent residents leading *qualitatively healthy lives* to sustain tourism, and "affordable housing projects" alone are incapable of meeting the emotional, mental, spiritual, and physical needs of a thriving rural community.

Any attempt to implement affordable housing projects without first adopting a local STR Ordinance will result in a dehumanized local population, compounding all of the impacts associated with unregulated STR's while solving few actual problems for the region.

I would like to stress that tax-payers have already funded considerable effort to draft a STR Ordinance in 2019, and that this Draft Ordinance went through several stages of community input to formulate a sensible guideline for managing "overtourism". I recommend that this Draft Ordinance be recirculated, as the relatively small minority of opposition heard during the 2019 process stemmed from outside property investors who would not be impacted by a specifically Three Rivers Ordinance. This could fast-track the process and eliminate unnecessary and costly repetition.

Additionally, the Ordinance needs to have teeth. If it lacks the necessary monitoring and compliance, and an agency willing to enforce such compliance, the entire ordinance will cause more issues than it hopes to resolve. Thus, the burden of enforcement needs to be aided by standardized "noise monitoring" devices, which are commonly adopted under other Ordinances, and potentially third-party auditing companies also widely utilized by Counties and municipalities across the United States.

As a STR owner who pays TOT taxes, it appears that Tulare County is already using such automated "AI"-driven auditing companies. My family has received these notices, and complied with additional measures, driven by "data-mining" companies seeking to absolve any potentially unpaid taxes. As a result, this should be made widely known to staunch opponents of reasonable STR regulations: the practices are already in effect and this ordinance does nothing to change how Tulare County ensures tax collection.

If anything, transferring some of the enforcement compliance to these third-party operators will help the County collect substantial fines from rental units which are operating illegally, thus offsetting compliance costs.

Very few industries actually "pay their own way", yet the substantial 10% TOT STR-owners already pay should be adequate enough to mitigate numerous impacts to Three Rivers, in addition to maintaining infrastructure, schools, emergency responses, adequate law enforcement "level-of-service", and basic amenities that support permanent residents and tourists alike. Additional tax increases are not needed when all of the 10% TOT is currently allocated towards the County General Fund. Any attempt to increase taxes will likely backfire on the successful implementation of an ordinance.

One last additional "backdoor" clause could be adopted into the ordinance which would allow permanent residents to apply for a new STR permit, thus allowing them to "host-share" their property for needed supplemental income. An application process could be created which asks for proof-of-income and annual tax reports to guarantee that this applicant is not an investment corporation or individual operating a commercial business from local housing resources.

Every boom economy eventually busts. Three Rivers is not an exception to the Nation-wide impacts of unregulated short-term rentals. We desperately need to safeguard our existing economic baseline while promoting a more livable community for permanent residents.

Sincerely,

Mathias Herriges

From: [Eddie Valero](#)
To: [Clerk of the Board](#)
Subject: Fwd: Public Comment for 10/24/23 BoS Meeting: Agenda Item 20-Proposed 3R STR Ordinance
Date: Thursday, October 19, 2023 1:01:10 PM

FYI

Sent from my iPad

Begin forwarded message:

From: Peter Mestaz [REDACTED]@gmail.com>
Date: October 19, 2023 at 12:59:15 PM PDT
To: Eddie Valero <EValero@tularecounty.ca.gov>, Ask BOS
<ASKBos@tularecounty.ca.gov>, RMA <rma@tularecounty.ca.gov>
Subject: Public Comment for 10/24/23 BoS Meeting: Agenda Item 20-Proposed 3R STR Ordinance

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Supervisor Valero, et. al,

I am a long time Three Rivers resident and STR operator. I support efforts to direct RMA to draft a STR ordinance for the Three Rivers community. I ask you consider the three concerns and potential mitigation strategies below. I am happy to discuss further.

Peter Mestaz
Three Rivers Resident

1. The nuisance of STRs

There are some STRs that create a nuisance for neighbors and the community at large. This can mostly be attributed to STRs that accommodate large parties (parties of 8 or more). These large parties create more noise, traffic, parking, trash and extraneous use of lights. A STR hosting more than 8 guests is essentially a hotel/motel.

Mitigation Strategy: Limit the number of guests per STR to no more than 8

guests. Keep it as 8 guests across the board to keep it simple and to enforce (don't base on number of bedrooms). Limiting to only 8 guests will ensure noise, traffic, and parking are reduced. If an STR operator wants to host more than 8 guests, require them to submit a special use permit to the planning commission so they can operate as a motel/hotel. This will give neighbors/community the opportunity to weigh in if an STR that hosts large parties would be beneficial to their neighborhood.

2. STRs and housing scarcity.

There is ample evidence that the proliferation of STRs has led to increased home prices, and reduced available long term rentals, which makes housing harder to obtain for locals and young families. However, some STRs are owner occupied, meaning the STR operator lives on the property where the lodging is located, and thus it would not be feasible/desirable to rent out their property long term (e.g a room in their house, only want guests part time while they travel). On the other hand, there are many investors who purchase a property with the sole intention of making it a full time STR, not a long term rental, and will not reside on the property but only use it as an investment.

Mitigation Strategy: Cap the number of STR that are allowed in Three Rivers. However, don't count towards the cap any STRs that are owner occupied (eg owner lives at property and is eligible for the homeowner's property tax exemption). This will ensure that those who live on a property can operate part of their property as an STR, but will limit the number of properties that are operated solely as an STR with no owner living there. This will help direct housing sales to people who want to live in the community, rather than those who simply want to purchase a house to solely operate it as a STR as an investment. In addition, if you do impose a moratorium, only do so on STRs that are not owner occupied, otherwise this may hamper a person who lives on their property from supplementing their income.

3. Decline of student enrollment at the Three Rivers School.

There is also evidence that STRs have the unintended consequence of reducing the student population at Three Rivers School since there is a shortage of affordable housing (both to purchase and to rent long term). This decline in student enrollment has led to less funding for the school since funding is dependent on the number of students who attend the school. This in turn has led to less educational and recreational programming for the students and the community.

Mitigation Strategy:

Appropriate portion of the transient occupancy tax (TOT), which is paid by guests, to the school to be used for educational and recreational programming. Or add an additional TOT for guests staying in STRs operated in Three Rivers, that voters of Three Rivers can vote on, and have that additional money go directly to the school for educational programming, including the creation of a preschool.

From: [gerald gregg](#)
To: [Clerk of the Board](#)
Subject: Public Comment--Three Rivers Short Term Rentals
Date: Thursday, October 19, 2023 12:37:02 PM

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I support the proposed ordinance. The excellent summary of the draft proposed short term rental agenda item gives the many reasons well.

I want to stress that Three Rivers is in crisis. Almost a quarter of our residences are now short term rentals, hollowing out our neighborhoods, school, and community. The number will only rise. So many are owned by outside investors who have no commitment to the community.

As the summary notes, other communities have regulated them, even banned them. This draft ordinance doesn't propose doing anything that radical. just regulating them sensibly and hopefully putting a moratorium on future STRs in neighborhoods such as Cherokee Oaks.

Thank you for taking this up.

Mignon Gregg
Three Rivers

From: [Cara Brown](#)
To: [Clerk of the Board](#)
Subject: Pro STR 3R
Date: Thursday, October 19, 2023 1:34:28 PM

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Hi there Jason. Thank you so much for taking the time to look at this. I hope you have a chance to read it to the end..

1. Sustaining the value of Real Estate in Three Rivers should be of utmost concern to the supervisors.
2. Campsites, TENT STR's, SUV sites, and purchases of most RE for sale recently by corporate entities in 3R for investment portfolios should be identified as the biggest problem in our town.
3. For existing STR's the county might require a 120 day grace period to see if any bona fide complaints come in as a way to get a hold on issues with party houses and inconsiderate neighbors. Although it may be a bureaucratic juggling act that nobody needs it might be eliminated through a fair percentage on permits in small lot neighborhoods such as Cherokee Oaks. (Based on current numbers).
4. Stakeholder needs in 3 Rivers vary greatly from senior Mom and Pop owners to large corporate entities.
5. All Str's in town need someone in town who can be reached to address complaints. And this is way past due.
6. Homes where the owners are on site, such as attached mother-in-law units, or on site cottages should not be affected by these new rules. Mom and Pop owners, especially Seniors, would be hurt the most by any moratoriums and license restrictions on their existing homes, or in the event they want to sell them.
6. It is my belief that affordable housing and public housing has not been addressed by our lawmakers and politicians. I believe this is an opportunity to avoid responsibility for not paying enough attention to mental health issues, drug issues, and the disparity between the very wealthy and the very poor. With high interest rates, a faltering economic situation, (since 2008) post Covid hardships, many of us are so grateful for the short term rentals to keep us with a roof over our heads.

To expound on the bullet points:

Each of us as stakeholders will have our own concerns as we have different levels of

ownership.

The biggest problem in our town are the large corporate owner/managers coming in with campgrounds, motor homes, tents and homes adding them to large portfolios and buying most of what comes up for sale. That these are being approved for permits is shocking.

However, the shortcomings of the proposed draft threaten to flatten the real estate market, and lose equity and value for mom and pop homeowners. It fallaciously blames STR's for economic factors or personal reasons for closures in the town. Where is the data?

The drug store was closed due to retirement and changes in medicine insurance, the parts store has been closed for ages, maybe 20 years ago, a vet that would not or could not be full time due to other reasons rather than the many vacationers that come w animals and a community that needs one, along with advocates AGAINST STR's who send or sent their kids to private school in Visalia and a school that enacts cut off dates that do not serve the community, without looking at their curriculum, the thrust to home school or the economic factors of an aging community for instance. Yet these anti-folks ignore local owners and str support families who are grateful due to the employment opportunities and restaurants that thrive due to STR's, several restaurants of which few locals support.

Fallacious points such as saying the beach cities have banned STR's all together does not accurately represent the facts. THE DRAFT DOES NOT DIFFERENTIATE between whole homes or homes that are shared with either attached or unattached mother-in-law units, cottages or shared bedrooms. Nor does it address, camping sites, and tent homes or large airstream campsites, and safety issues.

Many beach and mountain communities have created regulations that allow for shared homes, additional homes on the same lot, and homes that are not on small lots.

Some towns give grace period of 120 days to all permit requests to see if there are any bona fide complaints against a vacation rental owner.

There are some communities that absolutely have Fair Whole Home vacation rentals, Newport beach and Malibu come to mind. The coastal commission has declared that these homes should be allowed for visitors and OUR SUPERVISORS have agreed as well AT ITHIR HEARINGS that we provide an essential service to families and travelers.

Again, a moratorium and expired permits will reduce values in real estate unless fair percentages are declared. A small village at the entrance to a national park should not be compared to the thriving metropolis of Southern California beach cities! Or places like Aspen or Tahoe.

Unintended economic consequences and a proper fiscal study clearly have not been weighed and many of the regulations are odd and CANNOT fairly be specifically targeted at STR's.

Most may agree a moratorium needs to be properly studied. THERE SHOULD be percentages of licenses allowed due to DENSITY levels of a neighborhood. As an entrance to a national park our town is expected to house travelers, and most reasonable people agree (and the

community was clear on this point when it voted down a recent hotel project) that hotels are not attractive, lined up along highways. (nor are dumping grounds and hoarders), yet the anti group will defend a persons right to do what they will with private property.

There are communities that allow permits according to the square footage of their lots, restrict permits in business corridors and tightly built communities such as Cherokee Oaks to say 10-25%, other lots higher percentages when fewer neighbors are present or with neighbors farther away. An under 10,000 foot lot is obviously much different than a 40.000 foot lot, for example. A moratorium combined with expiring permits will bring values down for the whole community, not just STR owners A fairly written ordinance with input from stakeholders that keeps balance in 3R may be welcome by most.

While law enforcement does its best, the idea of having an on site or within reach manager is excellent. Should be an easy fix.

Many resort communities struggle with affordable housing needs. There are federal programs and state programs that would give incentives to builders to provide more affordable housing.

It has always been disappointing that the park let go of so much Housing in the park, and that they are unable to pay their employees more sustainable wages, and that is some thing that probably needs to be taken up at a congressional level. Has South Fork estates suddenly become a neighborhood of affordable housing by restricting their Str's? Not that I'm aware of, but I do know of a homeowner who was unable to sell her home there with the reduction of over 30% of the value.

Finally last, but not least to require anybody to give up their livelihoods and turn their investments over to full-time renters who notoriously have a hard time paying a market rate, and frequently have little respect for others property is just beyond the pale. As the community hammers out a fair plan based on realities, stakeholders ask for a place at the table.

I would like to say that I have looked at some other communities and their rules. Percentages for licenses in some mountain communities range from 5% to 100% depending on lot sizes and their resort needs. Breckenridge for instance. A thorough study by staff of STR rules and regulations may only be used as a rough gauge as our village is uniquely, small and landlocked away from other cities. I tried to address most of the drafts... I hope you get a chance to read through it. Thank you so much for your time. ♀
Most likely sent from my iPhone

From: [Loon Bridge](#)
To: [Clerk of the Board](#)
Subject: BofS meeting on Short-term rentals in Three Rivers
Date: Thursday, October 19, 2023 2:14:58 PM

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I have lived in Three Rivers for over 23 years. My roommate recently died and I am going into debt to stay in our rental house because there are no other options and I don't want to leave Three Rivers.

As a result of these STRs we have lost the sense of community here. We don't know who our neighbors will be day to day. It is heart-breaking to see the daycare facility have to close and the school shrinking and all the businesses which have had to close.

I have so appreciated all that Eddie Valero has done to try to help us but we need this Ordinance to begin to help deal with this problem. In Santa Rosa the owner can be no more than half hour away when the property is being rented. This would be very helpful in our case since so many don't live in or near Three Rivers.

Also, if we want to receive grant money from the state to help our water systems we have to be able to show that there is a certain percentage of full-time residents or we lose the opportunity.

Sequoia National Park is losing valuable employees or potential employees because they can't find housing.

Things have to change.

I sincerely hope you grasp the seriousness of our situation and provide some much needed help.

Thank you
Susan Shaw

From: [Sarah Shena](#)
To: [Clerk of the Board](#)
Subject: Public Comment – #20
Date: Thursday, October 19, 2023 3:36:07 PM

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Dear Chairman & Board of Supervisors,

I am a 31-year resident of Three Rivers, and an avid walker in my neighborhood, Cherokee Oaks.

Since the short term rentals have been increasing in our neighborhood the incidents of bears spreading trash on the street have increased exponentially. I have found dirty diapers and countless other disgusting things on the road during my walks.

Even when locking trash receptacles are provided, the renters usually do not lock them, so they are useless. This is not the fault of the bears -- they are just being bears.

Our home has a short term rental on either side of us, plus we are across the meadow from others, and sound travels far in our area, especially at night. We have had to call a property manager or owner several times because of noise after hours. Recently there was so much noise after 10:00 PM from a short term rental up the hill and one street away from ours that I got the number of the manager and called them. That time I was lucky enough to ask the right person who the manager was. Often we don't know whom to contact, other than the local Sheriff's Deputy (a poor use of his time, I'm sure).

These noise and trash disruptions have greatly injured our quality of life. But I fear the continuing spread of short term rentals with absent owners for two other reasons missing from the documentation I have read from RMA.

1. Our town (like all small towns) depends on residents for many things not counted on anyone's tally -- the things that make a community work. We ONLY have private water companies (for those who don't have private wells) and leach field companies (to process our sewage). We have no municipal water or waste treatment.

These tiny companies rely on residents who volunteer to occupy the boards and administer the details of providing water or sewage treatment to a group. My husband (age 77) has been on the board of our companies for at least 10 years. But

as the homes get sold to absent owners, the owners are not here to volunteer. We have increasing trouble finding board members, and the absent owners have no idea what it takes to provide the water and sewage treatment. Nor do they do anything effective to impress the importance of taking care of these resources on their renters.

Until Three Rivers has municipal water and sewage treatment, this problem will only increase.

2. Finally, last month, when my husband had Covid, I had to go to the emergency room due to blood loss. Fortunately my neighbor across the street was home and able to take me right away. But she and her husband are moving away, and their place will be on the market within days. If it is sold to yet another absent owner, a further aspect of our neighborhood will suffer -- the informal network that allows us to care for one another as humans in an emergency (as many of us did for each other during the flooding earlier this year, and the fire threats in the previous 2 years).

Short term renters and absent owners don't do that. And it takes an ambulance a long time to get to most Three Rivers addresses -- too long for any of us to want an ambulance as our "network" in an emergency.

I have attached just a few of the bear trash photos I have taken over the past 3+ years.

I urge you to consider the humanity and safety and downright dignity of Three Rivers residents, and please choose Option A. I am tired of picking up diapers, and living in a ghost town.

Sincerely,

Sarah Shena

She/her/hers

I support the Poor People's Campaign: A National Call for Moral Revival.

"As long as you keep a person down, some part of you has to be down there to hold him down, so it means you cannot soar as you otherwise might." - Marian Anderson

"...justice is what love looks like in public." - [Cornel West](#)











SPEED
LIMIT
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40780



MID VALLEY
DISPOSAL









MID VALLEY COMMUNITY

MID VALLEY COMMUNITY

5000

From: [Brandon Windecker](#)
To: [Clerk of the Board](#)
Subject: Direction Regarding Short-Term Rentals in Three Rivers
Date: Thursday, October 19, 2023 6:59:18 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

I recently received a notification regarding a potential moratorium on Short-term rentals in Three Rivers and would like to voice my opposition to this proposal.

The document states several negative impacts of short term rentals but does not mention any of the positive impacts STRs have (increased tax revenue, increased tourism dollars to the community, Increased property values, just to name a few). The document mentions several of the businesses which have left Three Rivers, but fails to mention any of the businesses which are thriving specifically due to tourism and STRs. Additionally, it is very unlikely that these businesses would come back regardless of whether there is regulations put in place so these closures are irrelevant. Furthermore, STRs draw other business types to the area which benefits the community.

None of the proposed solutions (moratorium on additional STRs, Limit STRs to a percentage of homes, Owners of multiple STRs having to rent some long term, or having non transferrable permits/licenses) are viable options for several reasons. First, this is an unfair target on people who own a home and want to earn income on it. People should be able to use their property however they wish. Second, if hotels can continue to rent unrestricted and at 100% occupancy, than it is unfair to limit homeowners who have multiple properties. Third, many of the STRs in Three Rivers were purchased solely to be rentals, and limiting them would cause many homeowners to potentially go into foreclosure. This problem would be further exacerbated as STRs are regulated because once people cannot earn an income on a home they will have to sell, but because the home cannot be used as a rental the value of the home would be significantly reduced. It seems extremely unfair to regulate/hinder a business after it has already been purchased and operating. The document also fails to mention any of the negative consequences of putting a moratorium on STRs in place, and I believe these potential consequences need to be carefully considered and open for public debate before any decision is made.

I do agree that STRs should have general rules that should be followed including quiet hours, water conservation, fire suppression, and bear proofing. Though, bear proofing is not always up to the owner as Mid-Valley disposal will not allow bear safe trash bins in some neighborhoods (mine being one of them). I do oppose the rule requiring hosts to be available 24/7 and within an hour. That is just a ridiculous requirement. No agency or rule should force someone to be available 24/7 nor dictate where a person can live while owning a rental property.

In summary, I oppose this proposal for several reasons, but the main issue is that it gives no thought to the potential negative consequences of limiting STRs which include but are not limited to

- Hurting the remaining businesses in Three Rivers
- Reducing overall tourism to Three Rivers and Sequoia National Park
- Causing property values to drop
- Limiting supply of STRs will cause a shift in supply and demand for rental units which will lead to increased rental rates, which in turn will limit lower income families from being able to stay in Three Rivers and visit Sequoia National Park.
- Reducing the overall tax revenue for Tulare County.

I hope this board considers the potential negative consequences of limiting STRs very carefully and allows public comment to take place before any decision is made.

Sincerely,
Brandon Windecker

From: [SHIVON LAVELY](#)
To: [Clerk of the Board](#)
Subject: Short Term Rentals in Three Rivers
Date: Thursday, October 19, 2023 7:40:41 PM

This Message Is From an Untrusted Sender

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To Whom it May Concern:

We are pleased that the issue of Short Term Rentals (STRs) is being addressed in Tulare County. My husband and I have lived in Three Rivers for 36 years, and we have been saddened by the increase of STRs during the past decade for many reasons. Our small town has a dwindling sense of community because we have lost so much available housing. Over 22% of Three Rivers housing is now STRs. A busy tourist town like Morro Bay has only 5% of its housing designated as STRs. There are no long term rentals available for new hires in Sequoia National Park, making it difficult to fully staff our park.

Three Rivers Union School, which is the center of our community, now has under 100 students. When our sons attended the elementary school in the 1990's, there were over 240 students. This is directly related to the lack of housing.

Another concern is that some neighborhoods now consist of over 50% STRs. Many people don't know their neighbors and have strangers living next to them. Many of my friends have dealt with excess noise and traffic. Trash is another problem. It is often left unattended and causes problems with our wildlife, particularly bears.

We believe that the county should regulate and limit the number of STRs to 5%.

Sincerely,

Michael Law
Shivon Lavelly

From: [Vincent Gambin](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers, CA Short Term Rentals
Date: Thursday, October 19, 2023 10:15:46 PM

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Vincent Gambin and Juneffer Gambin

[REDACTED]
Three Rivers, CA 93271

[REDACTED]@yahoo.com

10/19/2023

Subject: Public Comment – Three Rivers Short Term Rentals

Dear County Council Members,

I am writing to express my concern about the recent planned ordinance of short-term rentals in the City of Three Rivers, CA. I believe that short-term rentals are not the primary cause of the rise in housing prices in our community. This housing affordability issue is part of a larger national trend and should not be attributed solely to short-term rentals.

The scarcity of homes is a growing concern across the United States, affecting communities both with and without a significant number of short-term rentals. This issue is driven by factors such as population growth, limited housing supply, economic dynamics, and changing housing preferences. Short-term rentals are merely a response to evolving housing needs and economic opportunities rather than the underlying cause of the problem.

While I advocate for the responsible regulation of short-term rentals, I also want to highlight their significance in our community. For many of us, short-term rentals represent a vital source of supplementary income. This additional income is crucial for homeowners to afford their homes in an increasingly expensive housing market. It enables us to make ends meet and invest in our homes, ensuring they are well-maintained and contribute positively to the overall appeal of Three Rivers.

In the event that a moratorium on short-term rentals is considered, I urge you to protect existing owners who have responsibly operated short-term rentals. These homeowners should be grandfathered into the program, with the ability to transfer their right to rent upon the sale of their property. This ensures that homeowners are not unfairly burdened and that they can continue to support our community by offering short-term rentals.

Moreover, it is important to ensure that the operating taxes collected from short-term rentals are used to directly benefit the Three Rivers community. By reinvesting these taxes locally, we can fund essential services, infrastructure improvements, and community projects that enhance the quality of life for all residents.

In conclusion, I kindly request your support for the thoughtful and reasonable regulation of short-term rentals in Three Rivers, while considering the broader context of the housing crisis in our region. It is essential to balance the interests of homeowners, support the local economy, and preserve the unique character of our community.

Thank you for your dedication to our community, and I appreciate your thoughtful consideration of this matter. Your support for the rights of existing short-term rental owners would make a significant difference in our ability to afford our homes and continue contributing to the vibrant tapestry of Three Rivers.

Sincerely,

Vincent and Juneffer Gambin

From: [Dusty Osmanson](#)
To: [Clerk of the Board](#)
Subject: SRT rental hearing
Date: Thursday, October 19, 2023 11:59:35 PM

This Message Is From an Untrusted Sender

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To whom it may concern,

We would like to present a few facts.

National Park visitors contribute \$28.6 Billion to the US economy, of that \$180.6M is associated with the Sequoia & Kings National Parks. With Sequoia & Kings National Park bringing 2,093 jobs with \$61.2M of labor income from the 1,862,167 visits. All of this drives the economy of Three Rivers which was proven with the Parks shutdown on March 25th, 2020 due to COVID.

Referring to the Visalia Times Delta article published March 27th, 2020 titled "As COVID-19 slows down tourism, how are these Three Rivers business faring," Stated without the tourism in the community non-essential businesses closed including the museum. Only three restaurants remained open without the tourists staying in the community. Reimers' closed and local business owner's saw that over 25% of revenue was generated by tourism just in the first 2 days of the closure. A lot of the businesses that closed down MAY have been from the loss of money from the COVID lockdowns.

Short term rentals contribute to the \$180.6 M of economic impact staying in Three Rivers with visitors staying local and enjoying the amazing quality of life that a small town has to offer. While enjoying this quality of life that is so hard to find in California, the short-term rentals are contributing over 25% of income to local businesses.

In 2022, we bought a beautiful cabin in Three Rivers for our personal use which we love to visit and enjoy a family. We spent New Years Eve as a family with friends enjoying our beautiful place. It became apparent to help supplement the costs of owning the home, that we needed to rent it out part time. In March of 2023, we started to SRT our cabin and it has become a true haven for our guests and us to enjoy the Sequia National Parks. As parents to two beautiful young girls, we love the "small" town atmosphere of Three Rivers, the community, and what it teaches our children. We love that we can enjoy our cabin as a family and enjoy holidays away. The way for us to be able to provide such an amazing experience for our kids is to off set the cost of our rental throughout the year with short term renters. We make sure our guests follow a strict "quite" time of 10PM to 8am rule. We do not allow pets at our place so there are no annoying dogs barking late at night. All parking is onsite. We are also working with the trash company to deliver a prototype trash can to try to try to keep the bear from getting into the trash.

We love to support the local community and prefer to only hire local companies and individuals to "work" for us. We current use a local cleaner who has multiple other SRTs in Three Rivers, a local landscape company, our maintenance gentleman has lived in Three Rivers for over 40 years, and a pool guy to be sure we are supporting the community.

In conclusion, as homeowners we would love to express our concerns with any regulations regarding short term rentals. For us, our STR is the way we are able to be able to afford and enjoy the amazing community of Three Rivers. We love to give our guests local recommendation to enjoy the amazing town the same as we do every time, we are able to. But more importantly we enjoy being able to employee and give back to the community.

Thank you for taking the time to read and listen to our comments and concerns regarding this issue.

Dusty and Sara Osmanson

From: [KEN Greenspan](#)
To: [Clerk of the Board](#)
Subject: Item 20 Short Term Rentals in Three Rivers on the Upcoming Agenda.
Date: Friday, October 20, 2023 8:10:35 AM
Attachments: [Short Term Rentals in Three Rivers Email to Supervisors.docx](#)

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Dear Clerk of the Board of Supervisors,

Attached is my comments on the upcoming Item 20 on the Agenda of October 24, regarding short term rentals in Three Rivers. If there is any problem opening the attachment, please let me know, and I'll gladly email it as a copy-and-paste. I would appreciate a quick email reply that my email was received.

Thank you,

Ken Greenspan

I am writing regarding the agenda item #20, regarding Short Term Rentals in Three Rivers. I am urging you to vote in favor of this item as a first step, and quickly implement needed permanent restrictions. This item is a direction to staff, and is a place holder. A permanent ordinance needs to be passed for Three Rivers to survive as a functioning town.

As far as I can tell, the number of short term rentals in the description is severely under reported. The description of the existing short term rentals calls out 294 or 22% of the Three Rivers houses as short term rentals. But when I go to airbnb.com and limit the search area to Three Rivers only, the web site comes up with "385 places in Three Rivers." I have calculated that to be almost 30%, and that's only one web site. There's many web sites to book short term rentals, so I'm sure the actual number is much higher. The percentage I've heard again and again is about 45% of Three Rivers' homes are now short term rentals.

The agenda item's description calls out just some of the effects of the reduction of residents caused by hundreds of homes becoming short term rentals. One of the most important effects is our one school is now operating in the red every year, and is in danger of closing. If our one school closes, it will be a huge blow to our town. If there is no school, I don't see any families with school aged children moving to Three Rivers.

Short term rentals are not a residential property usage. Short term rentals are businesses. They are taxed like businesses. They must have licenses like businesses. They book their customers through web sites like businesses. The owners complain they will lose their business income if an ordinance passes. The short term rentals are income producing businesses, not residences. The short term rentals are boutique motel businesses. And because they are not residences, they don't belong on any property zoned residential. My feeling is if somebody can't buy a residential property and build a three story motel, a four-bedroom, boutique motel should not be allowed either.

I believe if somebody wants to, they should be able to live in a residential neighborhood. If somebody is elderly and infirm, and needs the security of neighbors, they should be able to live in a neighborhood. If somebody has a family with children, they should be able to live in a neighborhood where their kids can play with the kids down the street. Three Rivers has only one real

neighborhood, and it's where elderly and families would often live so they had neighbors close by. Now, much of that neighborhood is short term rentals. I don't believe businesses should be able to move in and crowd out the neighborhood's residents. In Three Rivers, street after street are now majority short term rentals.

Short term rentals are lodging businesses, and should only be allowed in commercial zones where motels are allowed. Please vote yes on this placeholder directive, and continue with a long term ordinance limiting short term rentals in Three Rivers.

Ken Greenspan

Short Term Rentals in Three Rivers Email to Supervisors

From: [Wendy Ballew](#)
To: [Clerk of the Board](#)
Subject: Three Rivers STR meeting October 24
Date: Friday, October 20, 2023 9:31:14 AM

This Message Is From an Untrusted Sender

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Hi all,

First let me start by saying I represent both sides of this coin. I will try to keep it simple. I have lived in Three Rivers since 1991.

When I arrived some things were similar to today. Young folks going to school primarily worked in the restaurant industry serving or lodging industry, cleaning. I worked at them all. Holding just one of those jobs never sustained rent, you had to work more than one job. Lodging then belonged to the hotels/motels in the area.

Our city has become noticed and the world more populated. We are still a tourist based town. We rely on tourists to keep our restaurants, pubs, small shops and artists thriving. This is a good thing.

We need better parking options for safety but that's a different discussion. Earmark it. I'll be happy to have it with you.

Vacation rental online sites were initially intended to provide opportunity to people with an extra room or granny flat to supplement their income.

I think we can say it's expanded to a level of greed that isn't becoming of any town.

I don't have a problem I'm general with vacation rentals especially if they are off the beaten path and managed to maintain community respect.

Most of the proposals within your agenda seem fine. I would like clarification in the 50% of owned properties should be long term. Does mean if you have a 2 bedroom long term rental you can have 2 one bedroom vacation rentals?

I am now semi retired. I clean VRBOs and help manage a couple of them for people that love and care about our community.

We own a home in the primary "family" neighborhood in Three Rivers.

A place we felt safe raising our son and letting him ride bikes throughout. I wouldn't feel safe doing that in our neighborhood today. Speeding tourists, drunk people that have rented for a bachelor party or wedding that are stumbling through yards and peeing in bushes.

Small homes in a quiet neighborhood are being rented to large parties of people that exceed the homes, water, septic and parking.

I have checked into the permit requirements for large gatherings and have been told, report these things to the sheriff - the offense will be cited. But there is no current regulation that indicates the illegal offense for citation.

How can it be illegal to gather without a permit if you haven't set a number of people that require one? How can you charge a fine for something that doesn't have a parameter? And if you did, who would that citation go to, the renter or homeowner that allows these large events in this small neighborhood over and over? Because the 3rd offense would be a \$10K fine which sounds great to me, but I don't see how you ever get that to happen.

Noise regulations, parking required to be on the premises, these things will help.

So for me,

I'd like to see the permit process for large gatherings within a private residence defined and offenses to be charged back to the home owner, not the renter. I'd like to see those that currently have VRBOs in any neighborhood, make sure there is a viewable window sticker on

the home for contacting the property manager when things need reporting.

I'd like to see some of the Transient Occupancy Tax that Tulare County collects from OUR community, put back into OUR roads, some off street parking for safety. Because as I understand, OUR community provides 90% of the TOT for the county.

I'd like to see our community be happy about welcoming in guests because they aren't disrespecting the place they're visiting.

Thank you for your time and to Eddie Valero for championing this effort.

Respectfully,
Wendy Ballew
(559) [REDACTED]

From: [Eddie Valero](#)
To: [Clerk of the Board](#)
Subject: Fwd: OCTOBER 24TH BOS AGENDA ITEM RE: SHORT TERM VACATION RENTALS IN THREE RIVERS
Date: Friday, October 20, 2023 8:57:33 AM
Attachments: [STVR LETTER 10.2023.pdf](#)

FYI

Sent from my iPad

Begin forwarded message:

From: maya ricci [REDACTED]@icloud.com>
Date: October 19, 2023 at 11:36:49 PM PDT
To: Eddie Valero <EValero@tularecounty.ca.gov>, Pete Vander Poel <PVanderpoel@tularecounty.ca.gov>, Amy Shuklian <AShuklian@tularecounty.ca.gov>, Larry Micari <LMicari@tularecounty.ca.gov>, Dennis Townsend <DTownsend@tularecounty.ca.gov>
Subject: OCTOBER 24TH BOS AGENDA ITEM RE: SHORT TERM VACATION RENTALS IN THREE RIVERS

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OCTOBER 19, 2023

**Supervisor Valero,
Supervisor Micari,
Supervisor Vander Poel,
Supervisor Shuklian,
Supervisor Townsend,**

RE: SHORT-TERMED VACATION RENTAL BUSINESS IN THREE RIVERS (STVR)

I presume that this issue before the Supervisors will be ongoing, investigated, and legally scrutinized before it becomes final. To that end I want to acknowledge that yes, the community is changing, but it is changing in a manner that may be incompatible with “community”. The issue with STVRs wrecking communities is world-wide is and common place. But the problem must be dealt with here and there are some particulars that are unique to our community and should be looked at carefully if Three Rivers is going to sustain being a tourist destination and/or a place that current residents can continue to live in.

As a disclaimer, please note we have an additional small house on our property where we permanently reside on year-round, that is a vacation rental on VRBO. It limits the number of people per rental. We do trash/bear management and require no outdoor noise or amplified music from my guests.

In crafting an Ordinance or Policies I urge you to consider that all types of STVR are not the the same in this community and should be afforded categorical definitions and consideration.

- Consider that STVR’s on the property where the owner currently resides should be in a different category than absentee owners. This suggests that these owners should not be taxed at the same rate as absentee owners whose locations bore the brunt of the problems.**
- View Cherokee Oaks subdivision area as a separate “urban type” development and apply different standards and guidelines. This is due to the topography and close proximity of the houses.**
- Consider Kaweah Drive (a private road 2 lanes in some areas and 1 lane in many areas) area as a separate area with geographical constraints and many elevation changes. Those features alter sound and enhance sound transmission, traffic patterns on narrow stretches of the road, and address location markers as well as GPS directions that are just not perfectly accurate (I have had to try and help many tourists who were lost and in the middle of the road).**

- Consider large houses that profess to accommodate 10 or more people be regulated and accountable to the standard septic system (knowing that septic systems are designed for 2 people per bedroom), water, and parking on site. The large houses encourage managers to promote higher number of people as it increases the rent, thus their salaries. These properties must also be accountable to noise generation. Do not allow for children to be exempt from the total number of renters. They impact the septic system often as much as adults do.

COMMENTS RE:

DRAFT PROPOSED SHORT-TERM RENTAL AGENDA ITEM TO BE HEARD BOARD OF SUPERVISORS

CONSIDER THE FOLLOWING:

- Is it possible that there are more than 22% STVR? There are a lot that are unregistered, but apparently no one is looking!
- The pre-school, park employee housing, and low school student numbers are in part a phenomenon of lack of housing and affordable housing. What role does the National Park have in this issue? And yes, the wholesale purchase of houses for business prospects (STVRs) is definitely part of the problem.

PERSPECTIVE:

- The loss of veterinary services, a dentist, a pharmacy and drug store, and an auto parts store are not because of STVR's.
- The auto mechanic business could always be better but is not because of STVRs – there are various needs that cannot be met locally anyway (EV'S, some foreign cars, etc.) as well as many people in town who can fix vehicles for others or their own.
- The churches in town are subjected to the same phenomena that is happening to organized religion in the whole country.

RE: FISCAL IMPACT/FINANCING:

If I am to interpret this section the no current fiscal impact to Tulare County currently is because County Agencies are not assigned to investigated problems regarding specific STVR issues.

LOCAL BUSINESSES ASSOCIATED WITH THE MAINTENANCE AND MANAGEMENT OF STVRs:

There has been a bit of a hysterical response from the business community with concerns about a potential reduction of Vacation Rentals and again this should be taken into perspective:

- a) STVRs and associated businesses are market driven and could only really be affected by a complete shutdown of all rentals.
- b) It should not be presumed in the associated ancillary Vacation Rental businesses that their economic growth desires should drive or object to regulation.
- c) The Three Rivers community expects if some sort of ordinance is initiated that inappropriate behavior (loud outdoor music, gun shooting, yelling, and badgering of neighbors) will be subjected to intervention THIS REQUIRES MEDIATION AND ENFORCEMENT OF THE RULES. A physical presence of a county employee? Enforcement relegated to the Sheriff's Department?
- d) Yes, VR's have provided sustenance to many citizens of Three Rivers. Outside investors who have no ties to the community take their profits out. This effectively removes them from the worries we have about our our community; the sustainability of our school which is means more to us than just classrooms, the effect of reduction in local populace that at one time came together for sports, art, children's fundraisers events, etc. has diminished significantly.

THUS, CAN WE EXPECT ACTION REGARDING:

- **A DESIGNATED ENFORCEMENT TOOL OR TEAM THAT WILL BE RESPONSIVE TO PROBLEMS IN A TIMELY MANNER?**
- **MANAGEMENT OF A COMPLAINT OR FINE SITUATION?**
- **INTERVENTION FOR AN OUTDOOR FIRE, CREATED BY THE RENTERS IN THE MIDDLE OF THE SUMMER? (I FIND IT HARD TO BELIEVE THAT A PAMPHLET WILL DETER A TOURISTS DESIRE TO VISIT " THE MOUNTAINS" AND HAVE THE PREVERBAL CAMP FIRE!**
- **LAW ENFORCEMENT ABILITY COME TO SETTLE DOWN LOUD, ROWDY, DRUNKEN OUTDOOR GUESTS IN A NEIGHBORHOOD?**

FUTURE REGULATION:

I am concerned that I and other owners who live on the properties that have a short-term rental will have to pay more fees, essentially for other owners' sins. Conversely the people in highly problematic areas as described above – as in absentee owners and urban setting areas should be charged more.

We all know enforcement costs money. It is inevitable fees will be raised. Fees for rentals could be prorated in accordance with their assigned categories.

HERE IS A BRIEF LOOK FROM AROUND STATE OF CALIFORNIA AT ORDINANCES SUGGESTIONS FROM OTHER UNINCORPORATED COMMUNITIES. (PLEASE NOTE COSTAL AREAS ARE OFTEN AFFECTED BY COSTAL PLANS AND THE COSTAL COMMISSION AND ARE NOT AS USEFUL WITH FOOTHILL AND MOUNTAIN AREA CONCERNS.

EXAMPLES OF OTHER UNINCORPORATED COMMUNITY INTERVENTIONS:

SONOMA COUNTY

<https://share.sonoma-county.org/link/sjvkHeinVGk/Staff%20Report%20and%20Attachments/Vacation%20Rental%20Ordinance%202022-03-17%20PC%20Staff%20Report.pdf>

Note:

- Updated Performance Standards
- Property Manager Performance Standards
- Parking

RIVERSIDE COUNTY PROPOSES SLATE OF NEW SHORT-TERM RENTAL RULES

<https://www.desertsun.com/story/money/business/2022/03/03/riverside-county-proposes-slate-new-short-term-rental-rules/9348422002/>

Note:

- this was a news story which I will quote as I couldn't seem break into the county web site easily.
- the inspection design protocol is useful.
- minimum stays, etc. are an interesting option in certain circumstances, like with large groups.

OPTIONS:

- **Restrict certain areas or number of rentals based on areas carrying capacity.**
- **Consider designating or zoning areas as single-family housing only.**
- **Decide on an allowable number of rentals in the community and place a Moratorium on the use of single-family houses unless a space becomes available due to a rental going off the market.**

BY-THE-WAY, IN CLOSING PLEASE NOTE: COMMUNITY NOTIFICATION?

To have access to the Draft proposed short-term rental agenda the fact that one must be signed -up to receive notification from 3Rtoether.com is really poor and unfair. If one goes to their website, there is no link evident to TULARE COUNTY RMA.

Thank you,

Maya Ricci

Vincent Andrus

From: [Dameon Malek](#)
To: [Clerk of the Board](#)
Subject: Proposed Ordinance for Three Rivers STR
Date: Friday, October 20, 2023 10:18:13 AM

This Message Is From an External Sender

This message came from outside your organization.

Attention: County Clerk and Board of Supervisors

I appreciate you reaching out and asking for feedback from Three Rivers Property Owners/Short Term Rental Owners.

I am a retired Fire Captain from the City of Visalia Fire Department. I started my firefighting career working for the Sequoia and Kings Canyon National Park when I was 22 years old. That is when my love and dream to one day own property near our majestic park began. The dream becoming a reality did not come easy. It took me 20 years of hard work and waiting for the right piece of Three Rivers property to go on the market, one inexpensive enough, and run down enough for me to afford, to see that dream come to fruition. And then it required additional years of my own hard labor to fix up. Working hard and personally laboring over what I own is who I am, along with being a good neighbor to my many wonderful neighbors.

Although STR's weren't something I was aware of when I first purchased 11 years ago, I eventually chose to utilize my property as a STR so I can still utilize the property myself when I can leisure there, and keeping it occupied and not sitting vacant when I can't leisure there, while also paying property taxes, mortgage, fire insurance, and provide for my family. I do all of my own work. I am invested. I am there almost everyday, if not everyday. From scrubbing toilets, to chopping trees down and creating fire clearance, I am always working. My wife and I also work just as hard at being excellent STR owners and hosts to our guests.

I have several concerns regarding the proposed ordinances for STR's and the reasons given for them, that have been provided so far.

First, the negative impacts from STR's to the Three Rivers community have not been substantiated. A careful analysis would be required to prove the correlations.

Where are you gathering that information on negative impacts?

Do you plan to substantiate this data before creating ordinances?

The following are some responses to the complaints voiced by a few in the Three Rivers Community:

- In regards to the local pharmacy closing:

Medicare and Humana strongly pushes Seniors to receive their medication by mail, which leads to less use of a local pharmacy.

- Three Rivers Union Elementary School:

As happening countywide and statewide, a decline in school attendance can be a result of many things, and especially since Covid, as many have decided to use private education, charter, and homeschooling

as a new means for education. There are many Three Rivers kids utilizing these means, as well. Could it be that some families don't have a desire to utilize a local preschool? Are they using one closer to their place of employment? Do many simply prefer to care for their preschool aged children at home during those young years?

- Local Veterinarian:

The Vet office that use to be there, was only there once a week, offered limited services, and frequently asked residents to bring their pet to their valley floor office for their visit where they could receive more services, which is what many would do most of the time because of their need for greater services.

-Local Dentists:

Sadly, one dentist passed away, and the other dentist closed shop when his wife was battling cancer.

- Local Churches:

Churches, all over, struggle with attendees for many reasons, but this is the first time I've ever seen STR's to be blamed for it. Can it be proven? How?

- National Park Housing:

The lack of park housing is a park management problem. A park employee told me that park management offers them park lodging options that are in "horrible and disgusting condition" and said none of the employees want to live in them as a result. This is a park management problem, not my problem to provide lodging that I have worked hard to own for my personal use. Perhaps, the park needs to fix up their lodging options. Perhaps, like Yellowstone National Park, one day our park can build a dorm for it's employees. But it shouldn't be the obligation of private homeowners to provide seasonal rentals for park employees. Voluntary is wonderful, but should remain voluntary.

- Draft Complaints:

The draft also states that "some" STR visitors cause some of the following, in which I'd like to know what "some" actually means in numbers. It states that "some" cause negative impacts that include noise, partying, trash and parking conflicts. What are the numbers? Is there sheriff report documentation for this? What kind of documentation are you using? Is it a small amount compared to a great amount of STR's without complaints of such?

What is the exact number that justifies potential new ordinances that could affect all STR's.

- Affordable housing:

Regarding the alleged negative impact STR's make on the quantity of affordable housing: There are many types of STR listings within Three Rivers, from entire house, to shared housing, such as a bedroom and shared kitchen, to a detached onsite dwelling, to glass houses, yurts, tents, and trailers. These various types that make up STR's in Three Rivers complicate the accusation that STR's have an alleged impacts on affordable housing. A trailer isn't the same as an entire house. Nor is a yurt. Nor is a shared home, bedroom rental. A blanket accusation of the number of listings, or STR's, wouldn't be reflective of the actual number of full, entire homes. Also, obtaining fire insurance is extremely expensive and a major obstacle to purchasing a home in Three Rivers.

- Possible Ordinances:

Regarding some of the possible ordinances:

Many seem to not only creating undue hardship, and also seem discriminatory.

For instance, requiring all weather and dust suppression surfaces for parking is not reasonable. Many homes, NON-STR and STR's don't have that, as many have dirt and gravel parking areas on their

property. Is this requirement for all Three Rivers homes and properties? If not, why not? Dirt and gravel areas on private properties have worked fine for years and is more affordable. If dust is a concern, dust isn't discriminatory. It can occur on any property. If it is required of STR's, it should be required of every single property owner in Three Rivers.

There are already ordinances in place for the county, regarding regular quiet hours that applies to all county residents. Requiring only STR's, in Three Rivers, to observe quiet hours during the day, is discriminatory and not reasonable. How is a STR property owner able to weed whack, chop or saw down trees for regular fire clearance and upkeep with a requirement not to make any noise? We hear loud gun shots regularly from locals on their properties, but we can't run a chainsaw to create fire clearance? A child can't laugh with joy at the site of a bird, or spotting of a deer?

Bear Proof Trash cans is a great thing, and should be required of all residents, not only STR's. Bears do not discriminate. They get into anyone's trash and they do!

We agree on STRICT fire and fireworks regulations. We already have that in place, don't we? Personally, we don't allow any kind of fires, no candles, no fireplace, no firepit, no gas fire pit. But if specific restrictions are to be placed on STR's, it needs to be placed on all homes, because sparks don't discriminate, nor does fire.

We already promote water conservation via signage within our home, bathrooms, and Guest Welcome Book. If a pamphlet is required, it will just be an addition to what we already do!

Requiring the owner or authorized person to be available by phone and to be present at the property within an hour is not a problem.

A three (3) strike rule that would result in a loss of permit/license to operate has problems that can come with it. This idea would need to be very clearly explained and fairly enforced. Any Strike would need to be a proven violation and not just a complaint from an angry neighbor. Furthermore, there have been times other STR owners have experienced their security cameras capturing their neighbors trashing or vandalizing their properties. One incident coming to mind is when one a vacation rental owner's security camera caught her local neighbor strewing trash on their property to make it look like they are being negligent with their trash, then accusing the owner of it, and posting it on local social media as negligence. There's also the recent security camera footage of a woman, wearing a ski mask and vandalizing an STR with a hammer. This video was sent to Supervisor Eddie Valero, for him to view, to which he did confirm receiving it. Due to the hostility that exists, and incidents previously mentioned, I do not trust the kinds of mischievous activities that could occur to try and rid an STR by using the 3 strike system.

- **Moratorium:**

Regarding a Moratorium, I would like to see everything stay the same and there be no moratorium placed. If a STR owner wants to sell their property where they may live, to purchase a different property that allows them to live onsite, or perhaps have a detached separate structure to rent as a STR, to help them make a living, then they will still be able to have that freedom and ability to do so. Options and ability is a good thing. A moratorium would hurt the value of homes, overall. And if anyone decides they want to rent out a bedroom, or yurt, or detached permissible structure, can still have that option and may very well help them financially in doing so.

We are against any owners of multiple STR's being required to offer 50% of their properties of equitable size and condition as long term rentals. This is discriminatory. Anyone who has worked hard to own a home, should have rights over their own property. Like we had to work for 20 years to finally buy in Three Rivers, we believe others should do the same. I have told people, I would like to live in Malibu, but no one there should be forced to give me one of their properties of equitable size and condition and make it available for me to rent in a range that I can afford to rent it. If I can't afford to buy and live there, then I shouldn't expect others to make it that way for me. My property is something I poured myself into with saving, sweat, and equity. Perhaps, property owners should have more say than those who don't own. I

don't know, but it definitely seems unfair, wrong, and discriminating.

At this time we would suggest the best course of action would be Option B, take no action.

Thanks for your consideration,

Dameon and Kristie Malek

From: [Christy Wood](#)
To: [Clerk of the Board](#)
Subject: Public comment #20
Date: Friday, October 20, 2023 11:52:40 AM

This Message Is From an Untrusted Sender

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Dear Board,

As a 40 year resident of Three Rivers and even relying on tourism for part of my income, the increase of disturbance from the overload of AirBNB's has disrupted our quiet country life.

The traffic is hutorrendous and delaying the time it takes to go to the PO, bank, market, and even has become unsafe to walk our country roads. Out of towners have no respect for our town leaving garbage along side the road and not knowing how to handle their trash in a rural area with coyotes, bears, raccoons, turkeys, fox, and possums.

We have experienced trespassing, even when gates are closed and signs are posted.

The locals cannot function as the AirBNB's have taken over the town.

Enough is enough!!!

Christy Wood

From: [Tyler Coleman](#)
To: [Eddie Valero](#); [Clerk of the Board](#)
Subject: Comment on Short Term Rentals in Three Rivers
Date: Friday, October 20, 2023 11:58:04 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Regarding an upcoming meeting on Short Term Rentals (STRs) in Three Rivers I would like to express that I support “no action” and “no moratorium” on STRs in Three Rivers.

I am a current Three Rivers resident, and I am not an owner or operator of a STR. However, I feel that STRs and their occupants have been unfairly demonized and have become a scapegoat for complex issues. I see several complaints listed in the meeting announcement. Many of these issues are being felt across the country and are independent of STRs or STRs play a very small role. A few obvious examples include:

• The National Park Service is having a significant problem with employee recruitment, retention, and attrition. This is occurring across the service and is not unique to Sequoia and Kings Canyon National Parks and it is not related to STRs. Unfortunately, it is related to workplace morale and non-competitive compensation. ([Park Service Mired in Reform Malaise \(peer.org\)](#), [National Park Service Continues To Languish In "Best Places To Work" Survey \(nationalparkstraveler.org\)](#))

• Following the Covid pandemic housing prices have soared across the country. Not just in Three Rivers. ([Home-Price Growth Hit Record in 2021 - WSJ](#))

• Church attendance is at historic lows. ([In U.S., Childhood Churchgoing Habits Fade in Adulthood \(gallup.com\)](#))

• Retail pharmacies are closing across the country ([Why CVS, Walgreens and Rite Aid are closing thousands of stores | CNN Business](#))

• I am a professional biologist and have published several peer-reviewed papers about bears and bear management, including a dissertation. I also met with Supervisor Crocker about bears and garbage in Three Rivers while he was serving on the board of supervisors. In Three Rivers I have noticed that long term residents are responsible for most bear conflicts because many stubbornly refuse to manage their garbage and bear attractants. STRs are generally more compliant and are unfairly identified as the problem. This trend is not unique to Three Rivers and is backed up by published literature on the subject.

• In my neighborhood the people who drive above the speed limit, ignore quiet hours, let their pets roam off leash, and leave their property messy are more often permanent residents.

There are solutions to the problems in Three Rivers and increased regulation or a moratorium on STRs will not solve them. There is no direct “cause and effect” with many of the issues identified with STRs (dental offices, auto parts stores, mechanics, etc.). These issues are much more complex in nature and I believe knee jerk actions against STRs will have serious and unintended consequences on the majority in this community. In my experience most Three Rivers residents do not believe that STRs are problematic, or the issues are exaggerated. STRs are not perfect but provide much-needed lodging for visitors, a boost to commerce, increased tax revenue for the county, and a vibrant housing market with well-maintained homes.

Tyler Coleman



406-



From: [Bill / Marilyn](#)
To: [Clerk of the Board](#)
Subject: Re: Public comment Three Rivers Short term rentals part 2
Date: Monday, October 23, 2023 7:58:06 AM

This Message Is From an External Sender

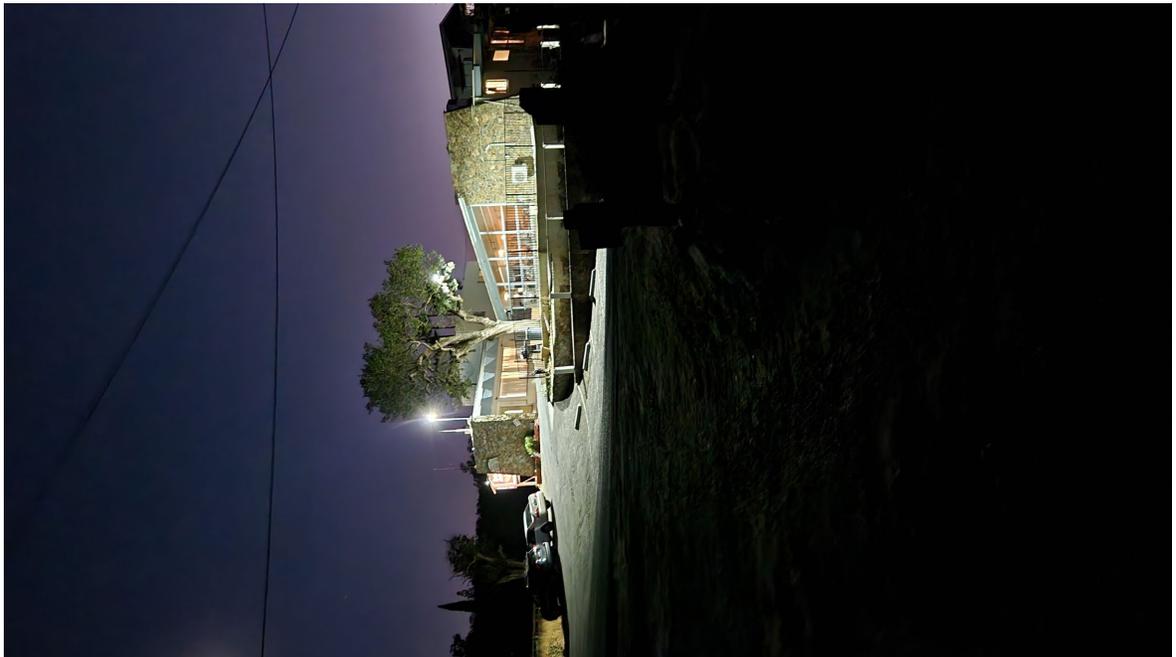
This message came from outside your organization.

Please acknowledge receipt and reply if you can access the letter attached.
Submit for the record.
Thank you for your time.
Cheers Marilyn

[Sent from AT&T Yahoo Mail on Android](#)

On Sun, Oct 22, 2023 at 7:58 PM, Bill / Marilyn

@att.net> wrote:

















[Sent from AT&T Yahoo Mail on Android](#)

Tulare County Board of Supervisors

2800 W. Burrel Ave

Visalia, Ca 93291

October 24, 2023

Larry Micari District 1

Pete VanderPoel III District 2

Amy Shuklian District 3

Eddie Valero District 4

Dennis Townsend District 5 ~ Chairman

Board of Supervisors meeting Tuesday October 24, 2023

RE: Direction regarding ordinance for Short Term Rentals in Three Rivers

I am writing as a 45 year resident of Three Rivers and also as a former resort manager.

The notice sent out by Michael Washam to businesses and Management companies as “a call to arms” was blatantly biased, particularly his statement:

I know some in the community have extreme views and blame everything on STRs and I also know the facts don't always correlate with the increase in STRs. However, this is the view from the most vocal within the community, so it is important that the Board of Supervisors hear from all sides on this issue not only residents but also STR owners/operators, property managers, and local businesses.

Is this legal by a representative of Tulare County Resource Management Agency? It's certainly not ethical.

No one is going after neighbors with cottages and business' that are benefiting from STRs. I would say that most people of this community, business owners, Short Term rental owners (STR) and neighbors do agree that the very essence of small town life has drastically shifted bringing unforeseen changes to our town, which need to be addressed. We are no longer a community of friends, families,

and local business owners, one in which we could reach out and respectfully talk with one another.

We do not have a resident Sherriff residing in town which we desperately need, particularly in the height of the summer season. Response time can be up to an hour or more. We no longer have neighbors but, vacationers. This is compounded by the number of nonresidential homes which are owned and operated by out of town people or corporations, which hire Property management companies or hotel managers doing double duty managing STRS.

Staff reports grossly underestimate the number of STRs in town at 254 on VRBO. They did not take into consideration other sites such as Air BnB that lists 1,000 properties available. Other sites listing properties but not limited to include, Hip Camp (424), The DYRT, Trip Advisor, and other social media sites such as YouTube and Yelp directing people to STRs and camping properties that are not even legitimate but, just places that you can get away with it . This is another problem area that must be written into any ordinance as many people have allowed illegally parked RVs or allowed camping on their properties with no permit review. During October of 2022, a question was asked about someone that had put a shade cover, camper pad, BBQ and trash cans out in the middle of a dry field and was allowing and charging for camping. Troy Barker TC RMA Code Compliance stated “There is no ordinance for camping.” When I asked if I could just go ahead and do this on each of my 20 acres with no review? , the backpedaling began.

The very essence of why we all chose to invest in a rural setting has changed dramatically and not for the better.

Staff writes that STRs “Parking for the STR rental unit shall be entirely onsite etc.....” also Business owners should always be required to provide adequate parking, which no one monitors. Every weekend our highway is lined from the Candy Store west with cars along both of the sides, sticking out of parking lots creating a very present danger. It has gotten to the point that we are hesitant to leave our property on weekends because of overcrowding. September 29, 2023 TC Sherriff Dept. set up various check points around Three Rivers. They apparently wrote 350 tickets that weekend. How will these parking issues be monitored or enforced?

We no longer go up to the park on weekends the National Park traffic at times is backed all the way down from the NPS entrance station to our driveway which is 4 miles west. Many residents living and working at that end of town are unable to get to work or even go home. NPS needs to address this problem.

BLM has allowed access with no field agent present which allow cars to block driveways throughout those neighborhoods. Any resident or other emergency responders, Ambulance, Fire etc... cannot get through.

We have a very private 20 acre parcel on the main fork, people need to go to lengths to disturb us. There are 22 homes behind the Sierra Lodge with which we share an entry. Out of those 22 homes only 5 are now permanent residents. My neighbor cannot leave home without the hotel owner going to visit her 98 year old mother always asking if she wants to sell to him. Every single time that I have spoken with him about the trash, lighting, trespassers, our conversation never ends without him asking me if I would like to sell our property to him.

The neighborhood areas which are residentially zoned should not be 70% STRs. This is why caps on these rental and fines or both must be considered as they have done in various other unincorporated communities throughout California.

1. RESPONSIBILITY OF OWNERS / MANAGERS

IT IS THEIR JOB TO TELL THEIR GUESTS THAT NEIGHBORHOOD PROPERTIES ARE PRIVATE.

When they walk around gated driveways, multiple no trespassing signs, and chains across dirt roads, around people's decks, and past people's homes trying to go to the river. IT IS NOT OKAY!

While you are at it, tell them to pick up their trash, keep down the noise, and turn off the lights so that we can all enjoy the night skies.

Next time I will follow them back to the house and call the owner, managers and our sheriff.

Many STR owners are not residents and reside in other cities hundreds of miles away necessitate cleaning and or managers to handle their business. These property management agencies must be responsible, polite, and be available to contact 24 /7 and respond to the neighbors' concerns.

It is the responsibility of the person taking the reservation to inform guests about being respectful to neighbors regarding trespassing onto Private Property, Noise,

and lighting. It is a 2 minute conversation bringing these issues to the forefront. Managers / Owners may have booklets, signs and rules but not everyone takes the time to read them.

Without a resident deputy many people are lax in reporting to the sheriff on a Sunday evening at dinnertime knowing an hour response time or more will tax a non-emergency response. We should not have to give up our dinner hour to stay with them until and if a TC Sherriff responds, I am sure they have enough other emergencies to handle.

2. TRASH RESPONSIBILITY FALLS TO MID VALLEY DISPOSAL

An Oct. 10th complaint to the Hector Ramos and Kevin Sullivan county RMA inspectors was met with "We don't have an ordinance about trash." Trash is indeed a matter of Public Health and Safety. See attached photos.

My 98 year old neighbor, and the rest of the town should not be the ones picking up the trash which is strewn throughout the community because bear bars on dumpsters are not being used. Trash is being put out all over town, unsecured on Sunday nights for a Thursday or Friday pick up. The dumpsters are not safe, most are flipped by the bear and if the bar is not on, trash is pulled out. Sadly our bear have now been raised on trash. Our former Sherriff Kyle Stark was called out to get the mama away, to retrieve her dead cub when she with 3 cubs in tow, dropped a lid on one of the babies.

The dumpsters sticking out into the highways and back roads of our community are creating dangerous travel. The solution put forth by Mid Valley Disposal that a dumpster will solve this problem is not realistic.

Mid Valley needs to step up to the plate. Our trash driver should not have to stop at every home (which he does) to clean up their trash. Mid Valley needs to be willing help to bring bear proof cans to the mountains like they have done in Lake Tahoe, Lone Pine, Big Bear and other mountain communities. See attached photos.

Bear Resistant Garbage Can Requirements El Dorado County Ordinance 5083, the Bear-Proof Garbage Can Requirements Ordinance, establishes requirements for the proper storage of residential and commercial garbage in the unincorporated portions of El Dorado County that lie within the boundaries of the Silver Fork, Tahoe Truckee Unified, and Lake Tahoe Unified School Districts. The ordinance is intended to enhance public health and safety by eliminating conditions that attract bears (and other wildlife) to inhabited areas.

Approved bear resistant garbage can enclosures are required:

- for all new residential or remodel projects;
- in areas where it has been determined by the Environmental Management Department that there is a bear or other animal access problem;
- all new vacation home rentals;
- all existing vacation home rentals (must comply by October 15, 2018)

All bear resistant garbage can enclosures must be front loading (not top), hold 32 gallon trash cans, weigh no more than 50 pounds (loaded) and be approved by your service provider.

The City of Big Bear Lake also has ordinances regarding Bears and Trash to protect the Public Health and Safety. Theirs prohibits leaving trash cans at the curb for more than 12 hours. Trash that has been left out for an extended period of time can be alluring to local wildlife and loose pets.

Since Three Rivers makes up 60%, 70% (?) of the Transient Occupancy Tax (TOT) in Tulare County, what about the possibility of some TOT monies coming back into the community matching funds with other agencies Mid Valley Disposal , NPS , Three Rivers Lions Club, Three Rivers Women's club , fundraising within our community to acquire bear proof containers etc.... Let's see something like this move forward.

3. TRESSPASSING AND RESPOSIBILITY OF OWNERS/MANAGERS

Renters cannot invite other people that have rented other homes around town to come over and party and swim. This has happened several times on a house next to our property, at least 3 times this summer alone where my neighbors called us to ask if we had sent people down to our private swimming hole. When we walked down along the property line, we passed 11 people headed to our river spot, 600 ft. up stream. When we arrived there, we found a party of 15 more who informed us that they had invited their friends because they didn't have river access where they were staying. I had to tell them neither do you! I called the manager who that time came right over and resolved the situation. And he asked that I keep him informed. A few weeks later again he was very cordial when we crossed paths and said to keep him informed. But the next time that I texted the company again September 21st about lights that had been left on 4 days and nights running, I received a very different, quite nasty reply from someone in the company. See attached texts screenshots

Unacceptable. Do not ask me to keep you informed and then dump on me. It is their job to field calls, respond politely and work it out with neighbors when owners are not on site or live out of town.

Staff mentions a 3 strikes rule that would result in a loss of permit/ license to operate. How will RMA implement and enforce that on any company managing 20, 30 or more homes?

4. NOISE AND LIGHTS

People come into these rural areas and do not take time to appreciate how very quiet it is, how far noise travels up the hillsides and across the canyons. Pulling onto a property and immediately placing outdoor speakers on a deck, cranked to a very high volume and then proceeding to unload the vehicles inside the rental is a common problem. I should not have to leave my dinner table to go down and tell them that my home is just above you, please keep it down.

The night's skies are to be enjoyed by all. This may be an uncommon thing for someone from a city but, when you come up to the mountains most are awed by the beauty of the night skies. Some neighbors have observatories and many use telescopes. Requiring to redirect lights to point downward, use shielded lighting

and to turn lights off at a decent hour should be written into ordinance. Agree with staff reports. See attached photos

I hate that we have become a gated community. After all of these years we have added a gate on this large private 20 acre parcel. We have plastered it with ugly signs notifying no trespass, chained our dirt driveways, every weekend evening like clockwork we sit down to dinner and see people that have crossed these boundaries working their way through our property around our home , garden , up , down, stream because management does not tell them they are surrounded by private property. These problems have taken away our right as tax paying owners for Peaceful enjoyment of our own property. See attached photos

Considering that this is happening in each of the districts, each supervisor represents, we would ask to select Option A and direct staff back to write an ordinance to attempt to mitigate these problems.

Sincerely

Marilyn C Messa

Three Rivers, Ca.

From: [REDACTED]@aol.com
To: [Clerk of the Board](#)
Subject: short term rental
Date: Monday, October 23, 2023 8:36:06 AM
Attachments: [Short term rentals.pdf](#)

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

Clerk of the Board

Please see attached pdf indicating my support of a moratorium on additional STR's in Three Rivers, CA.

Thank you,
Patricia Dixon

[REDACTED]
Three Rivers, CA 93271
714-[REDACTED]
[REDACTED]@aol.com

10-18-2023

Clerk of the Board
Tulare County Board of Supervisors

My name is Patricia Dixon. As a resident of Three Rivers, CA. I wish to show my support for a moratorium on additional Short-Term Rentals in Three Rivers.

For at least 5 years STR's have increased dramatically. Many long term renters in the community have been evicted from their homes so owners can rent short term to increase their income. Businesses/investors have been purchasing homes in order to rent short term. (Inflating home values)

Housing has diminished for people who have been renting long term here. Housing is scarce for SEKI National Park employees and employees of businesses here in town. The daily commute from Woodlake, Exeter, Visalia etc. isn't economically feasible for most. With the decrease in families living/renting long term comes loss of students at our school. Our permanent population is dwindling, businesses closed. Shuttered store fronts are being turned into STR's. This leaves little room for new businesses to open if there are no spaces for a new business to operate or a place for them to live.

The County needs to take a better look at this predicament between Stakeholders and the permanent residents who call Three Rivers 'home". We all realize the TOT money generated here, it's millions every year.. Three Rivers is NOT reaping the benefits. The infrastructure in Three Rivers can not easily support this rapid influx of people. Bears and other wildlife accessing unsecured trash is a nasty problem, dangerous to the bears and unsightly and dirty for the residents. We don't have a resident sheriff. (no affordable housing to be had) God forbid we have major emergency. No parking, Water supply is often sketchy, the community relies on well water. Many septic systems aren't set up for so many people. Pot holes, failed bridges, road damage from last winter, it's a long list. There needs to be a solution that will work for everyone, mostly the year round residents who didn't expect this.

Please don't let this onslaught of short term rentals etc. to continue without oversight and solutions.

P.Dixon
[REDACTED]@aol.com

From: [VERNON](#)
To: [Clerk of the Board](#)
Subject: Public Comments re: Short term rentals
Date: Monday, October 23, 2023 8:49:24 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

My name is Vernon McDonald and my wife, Kathleen and I have lived at [REDACTED], Three Rivers for 30 years. We definitely recommend that your board members adopt a Short-Term Rental Ordinance for Tulare County. In reviewing the agenda, we would recommend that the following conditions be added to short term rental ordinance:

1. Have a limit of cars based on the number of bedrooms, regardless of parking spaces on the property.
2. Limit the number of guests per bedroom, and put in the definition of a bedroom, such as it has to have a closet. This would hopefully prevent dens and side rooms being used as bedrooms.

Also, if you established an ordinance, we recommend that it places conditions on obtaining a permit to rent, such as giving the County the ability to adequately monitor the rentals, such as:

Require that each rental have:

1. a separate bank account that the county can have access to review upon request
2. review of the individual's federal and state tax returns by the county
3. permits would only be issued to individuals and not corporations or other entities.
4. place some financial responsibility on the entities renting the property along with the owners.

Also, there should be substantial financial penalties for renting without obtaining a permit, or violating the terms of the ordinance multiple times. (Unlike many ordinances that the violators can pay the penalty and still come out financially ahead).

Thank you for considering our comments.

Vernon and Kathleen McDonald

From: [Lisa L](#)
To: [Clerk of the Board](#)
Subject: public comments for Oct 24 meeting on Three Rivers STR
Date: Monday, October 23, 2023 12:19:26 AM
Attachments: [Dear Board of Supervisors.docx](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello, can you please add this to the public comments.

Thanks,

Lisa Lieberman

Dear Board of Supervisors,

I will be unable to attend the meeting regarding STRS, in Three Rivers, but I wanted to give you my angle. I came to Three Rivers for the weekend 31 years ago and fell in love with it and never left. My first house was an old cabin on the river for \$250 a month. The next one was for \$450. I knew I loved Three Rivers and never wanted to leave. I also knew that I couldn't rely on a landlord to provide permanent housing for me. So, I saved up for many years and was able to buy a house for under \$100,000 in 1998.

Over the past 10 years, it's easy to see that the short-term rental market has eclipsed the long-term rental availability. If I were younger and just starting out, I'd never be able to live here. It's heartbreaking for people who want to live here, and even more heart breaking for long-term renters who are being kicked out of their homes by owners who want to turn them into STRs.

There's no doubt this is a tragedy. But this is a complex and difficult issue. There are more facets to the story than the erroneous misconception that all STR owners are all negligent and greedy. That's simply not true. I have had extensive experience renting out my house long-term to both Park employees and locals. My experience as a landlord has been mixed. I've had a few good renters who respected my property and also a good number who trashed my house, leaving the basement full of trash, the walls saturated with cigarette smoke, and the floors stinking of cat urine. I've had to spend thousands of dollars to rectify these damages.

The worst renters, of course, were the ones who refused to move out after I gave them notice. Two times I've had to hire eviction companies and pay expensive court fees to reclaim my house. During the Covid eviction moratorium, I had to wait eight months to evict a renter who refused to leave—or to pay me. My renter had more rights than me.

With that said, it is unlikely that I will rent to a long-term renter again. There is no reason for me to do a long term rental when I can make double doing an STR with much less risk and much less hassle. The risk of a tenant squatting or trashing my place is too great. I've been doing an STR for two years now, and not once have I had a problem with excessive noise, garbage, or any kind of disturbance. But then again, I only host two people at a time rather than large groups, so that might have something to do with it. I also live on the property, so that probably helps as well.

As an STR owner and a former renter, I feel conflicted. I love my town and I don't want to see people have to leave. I agree that we need to cap STRS, probably at about 25 percent. One other solution would be to take the TOT taxes and put the money directly back into the community and build affordable housing. Perhaps some apartment complexes, like the ones behind the Village Market. The town could buy one or two acres and build these affordable units. Park employees could have a place to live again. I believe Tulare County receives about \$3 million in TOT taxes. Sixty percent of that comes from Three Rivers, which is about \$1.8 million. That's \$9 million over five years and \$18 million every 10. The county keeps saying all of our money goes into one big pot. But where is our share of it? This money is coming directly out of our pockets. For all the increases in STRS and TOT revenue, what specifically have we gained from those TOT taxes these past 10 years? For the county to just take and take from us without giving us any say in how our money gets spent is "taxation without representation" which, as Americans, we all intuitively know is not right. Let's change this.

Sincerely,

Lisa Lieberman

559-

From: [Jennifer Bull](#)
To: [Clerk of the Board](#)
Subject: Comment #20
Date: Monday, October 23, 2023 9:05:58 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

We request that no action is taken in Three Rivers, CA regarding STR's.

Thank you,
Jennifer Bull

From: [Eddie Valero](#)
To: [Clerk of the Board](#)
Subject: Fw: Three Rivers STR /Public Comment - #20
Date: Sunday, October 22, 2023 8:44:24 PM
Attachments: [Outlook-bqedi5ya.png](#)

FYI



COUNTY SUPERVISOR
Eddie Valero

evalero@tularecounty.ca.gov

2800 W. Burrell Avenue
Visalia, CA 93291

[Website](#) | [District Four](#)

Disclosure: This email is public information. Correspondence to and from this email address is recorded and may be viewed by third parties and the public upon request.

From: Sheila Moore [REDACTED]@gmail.com>
Sent: Sunday, October 22, 2023 8:28 PM
To: Eddie Valero <evalero@tularecounty.ca.gov>
Subject: Three Rivers STR /Public Comment - #20

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Supervisor Valero -

Thank you for reviewing the concerns of the community of Three Rivers, California.

We are property owners in Three Rivers, California. We are Short Term Rental owners of a single property. We have had this property for 2 years. We pay Transient Occupancy Taxes and we are taxpayers in good standing. We love our home and the community of Three Rivers.

We feel there is no need for an ordinance and regulatory program for Short Term Rentals in Three Rivers. The negative impacts that a small and vocal group of community members are concerned with can and should be handled locally without the need for new county regulations and fees.

We truly appreciate the community of Three Rivers and we want to be supporters of the community as a whole. We understand that there are valid concerns on both sides of the issue and hope that we can work on a fair and supportive solution for Three Rivers. We do not

think that more regulations and fees are the way.

We thank you for the opportunity to have our voice heard.

Thank you for your service to all of us in District 4.

Barbara Hament and Sheila Moore

From: [Eddie Valero](#)
To: [Clerk of the Board](#)
Subject: Fw: Short Term Rentals in Three Rivers
Date: Sunday, October 22, 2023 8:44:11 PM
Attachments: [Outlook-zzta1q0q.png](#)

FYI



COUNTY SUPERVISOR
Eddie Valero

evalero@tularecounty.ca.gov

2800 W. Burrell Avenue
Visalia, CA 93291

[Website](#) | [District Four](#)

Disclosure: This email is public information. Correspondence to and from this email address is recorded and may be viewed by third parties and the public upon request.

From: Betty Avalos [REDACTED]@hotmail.com>
Sent: Sunday, October 22, 2023 4:33 PM
To: Eddie Valero <evalero@tularecounty.ca.gov>
Subject: Short Term Rentals in Three Rivers

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Supervisor Valero,

As a thirteen-year resident of Three Rivers, I have seen many changes in the quality of life in this community as the number of short term rentals has increased. Our house on Hammond Drive is surrounded by STRs and we have very few long-term residents as neighbors. Every house that has sold over the past few years in the Sierra King Subdivision has become a STR. Most of the owners are out-of-town residents which presents a serious problem for the Sierra King Homeowners Association (SKHA) water company. SKHA is completely run and maintained by a volunteer water board and the majority of STR owners are not available to assist us. As the senior citizens on the board become unable, or unwilling, to take care of the many responsibilities and duties involved with running a water company, there will not be enough volunteers to fill the vacancies. If a private company is required to purchase and manage the water company, it would likely need to increase water use fees substantially

which would create a financial hardship for long-term residents.

Other problems that I have witnessed involve the lack of long-term rentals and affordable housing for Three Rivers residents and park employees. Many families cannot compete with STR investors when trying to purchase a home; park employees struggle to find any available housing; and long-term renters are forced to move as owners turn their properties into STRs. The impact on the Three Rivers School has been significant since very few families can find affordable housing. The closure of our school would be a huge loss to the community. It is very difficult to sustain a school with fewer than 100 students.

Our neighborhood has not experienced excessive noise and disruptive behavior problems from STR visitors, but they are frequently very careless about disposing of their garbage. They put it in the recycling and green waste bins even when bear-proof bins are available. Needless to say, bears are constantly getting into the garbage and scattering it all over. This is devastating to the bear population besides being an unsightly, disgusting nuisance to nearby property owners.

Another nuisance is lighting that disrupts the dark sky at night. Some of the STR properties have bright lights on constantly. There is no need for porch lights and spot lights that shine into the sky and onto neighbors' properties when lights with a motion detector would take care of safety issues.

Since Three Rivers is unincorporated, we are at the mercy of Tulare County to provide some sensible guidelines to remedy the problems that are occurring because of the excessive number of STRs. Three Rivers receives very little of the tax revenue that is generated from the STRs, we should at least receive some consideration and protection for the quality of life in our community.

Sincerely,
Betty Avalos
Three Rivers Resident

Sent from [Mail](#) for Windows

From: [Susan Darsey](#)
To: [Clerk of the Board](#)
Subject: BoS Meeting 10-24-2024
Date: Sunday, October 22, 2023 8:30:56 PM
Attachments: [STRs TC 10-24-2023.pdf](#)

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Submission for Board of Supervisors agenda item STRs Three Rivers

Public comment for consideration on Short Term Rentals in Three Rivers

Susan Darsey

[REDACTED] Three Rivers, CA 9271

[REDACTED] [@affairsrealestate.com](#)

559-[REDACTED]

Sent from [Mail](#) for Windows

Short Term rentals have proliferated in Three Rivers in the past decade because Three Rivers is a gateway to Sequoia National Park; other communities in the state inundated with STRs have developed a livability strategy for limiting STRs; Tulare County BoS saw the large cash inflow, and, unincorporated Three Rivers had no structure to develop a livability strategy.

Three Rivers has been dependent upon Tulare County Zoning to determine whether commercial activities may operate in residential neighborhoods. In the 1980's a home in Cherokee Oaks was required to get a special use permit to operate a bed and breakfast. They were full time residents and were hosting visitors. The special use permit was required because it was an R1 residential neighborhood. I believe requiring a special use permit for a home based business under the supervision of the owners was excessive. However, in the 1980's the interpretation of R1 prevented you from operating any business. What has changed? I believe the zoning is essentially the same but Tulare County's interpretation has changed because the Board of Supervisors and RMA have chosen to ignore their regulations.

There is a distinct difference between a resident who invites visitors into their home under their supervision and an empty home only occupied by unrelated visitors, owned by non-residents. The former is a home based business that is subject to the nuances of neighbor relations. The latter is a commercial operation in a residential neighborhood.

Tulare County zoning Section 6:"R-1" Single Family Residential Zone (See attached) allows one-family dwellings, Transitional/Supportive Housing and Bed and Breakfast Home with one or two guest rooms. In Chapter 3, Section 1 & 2, Page 3 defines a Bed and Breakfast Home: A **single-family, owner-occupied dwelling** or other structure on the same property in which overnight lodging and breakfast are provided for a fee. (also attached)

I have heard from our water board that there are more than 45 STRs currently operating in Cherokee Oaks in non-resident-occupied housing. If 2/3 of those homes have 3 bedrooms and 1/3 have 2 bedrooms Tulare County is currently operating a 120-room motel in an R-1 and R-A zoned, residential neighborhood with no oversight by Tulare County. No special use permits were issued for the variance from zoning regulations. Even a motel has more oversight than is provided with the STRs in a residential neighborhood.

Tulare County told Three Rivers in a Community Meeting they would inspect the STR upon registration. This has not been done. A legal STR should be inspected within 6 months of initial operation, or, operation should be suspended. The TC inspector should inform the Three Rivers CSD of the date and time of such inspection and a CSD board member or trained volunteer should accompany the inspector. CSD is charged with water, effluent, and safety in Three Rivers. All three elements should be discussed during the inspection. The maximum occupancy should be determined jointly according to bedrooms, effluent system, parking, safety, and posted in the house and county records. The information should be available to Three Rivers neighbors.

Within a short time, new residents realize living with septic systems, river and hard-rock wells, water storage issues, living among wildlife present issues they have not experienced. Non-resident-occupied STRs overwhelm their effluent systems. Pumping septics 2-3 times per year is not uncommon, where residents pump once every 10-20 years or upon sale. Is this an operational effluent system? Residents who share wells with STR's find excessive use, storage drained, and no water available because a valve was left open, no one checked the storage tank, etc. The most apparent to residents is the disregard for wildlife. Sequoia National Park has been our partner in protecting the bear population. Garbage habituates bears and leads to their death. They are monitored and shot if they will not stay out of populated areas. As a result residents put out their trash on the day it is picked up and keep smelly garbage in garages or freezers. Cleaning crews put out the garbage when they clean STRs or it is convenient. There are no garbage receptacles provided thus far by Mid Valley Disposal that have kept bears out or prevented them from tipping them over. Our road shoulders are littered with garbage containers all week long, obstructing safe passage on narrow roads, and preventing safe sight access to Highway 198.

Three Rivers traditionally has been a diverse community of seniors, young families with school-age children, service workers, commuters, business owners, professionals, ranchers, and SNP employees. This rich amalgam made a vibrant community. Residents volunteered with the service organizations, waterboards, at SNP, the school, and provided funding for scholarships, community improvement, and neighbor support. The school related activities pulled young and old together in spirit and friendships.

The senior population in the 2010 census was 55%. In 2023, they represent approximately 51.2%. Three Rivers was an attractive retirement community, but STR home price pressure has deterred seniors and young families from moving to Three Rivers. Three Rivers Union School is finding their population decreasing and is at risk of closing. We recently passed a school bond issue to rehabilitate our school complex. I'm sure TC will not refund our tax money when they offer TRUS to other public entities when it closes. Housing rental rates have also increased while units available have decreased because the homes are now STRS. Service workers can't live where they work. SNP has felt the pressure as well when trying to attract new employees when no housing exists. Does this meet planning objectives?

Three Rivers is more than its addresses on a road. It is a group of people who show up when we have floods, fires, or life emergencies. It's citizens provide transportation for medical appointments; a car when you need to get to work and yours failed; help to fix a leak, mend a fence, catch a horse, provide a meal, or give a shoulder. It is relationships developed over the fence, in the snack bar at school games, community meetings, church gatherings. It doesn't happen as easily if you're a working commuter. It definitely does not develop if you own the empty house in the neighborhood that invites strangers who trespass, light up the dark hillside with LED flood lights, and make moms leery of allowing their children the freedom they moved to Three Rivers to obtain.

The Village was a local market that gave seniors 10% off on Tuesdays. Its owners made Christmas better for children in low income homes; fed a hungry neighbor. The new owners lit up the exterior in opposition to our celebration of dark skies and transformed it into a super liquor store that seniors and low income neighbors cannot afford. We no longer have a drug store with gifts and drug sundries. The Post Office has become a dumping station for Amazon undeliverables because STRs don't have a mailbox or USPS address.

We have zoning laws that TC has decided are irrelevant because money is more important than community. We have economic pressures that defeat a robust community. We have a Board of Supervisors who have communicated they will not jeopardize STR income. We have an RMA who reaches out to STR owners to be sure the "unsupported rumors" of residents have a rebuttal at the STR meeting. We have a County that believes our concerns are frivolous.

In this dangerous world protecting a safe, and relatively sane enclave is of utmost importance.

I am a real estate broker who came back to Three Rivers in 1987. I have provided long term housing through sales, and rental housing through management, as well as our own personal rentals. Our rentals are commercially zoned, but we chose to keep long-term tenants we know and appreciate rather than tourists who pay high prices. I am not against STRs. I support property rights. STRs are a planning issue due thoughtful deliberation. Each area should be evaluated by the zoning, home, utilities, effluent, safety and wildlife. Each home should be evaluated by the management plan presented to TC by the individual STR operator when requesting a permit to operate.



Susan Darsey

Three Rivers, CA 93271-1016

Enclosures

SECTION 6: "R-1" SINGLE-FAMILY RESIDENTIAL ZONE

The following regulations shall apply in the "R-1" One-Family Zone unless otherwise provided in this Ordinance.

USE A.

1. **One-family dwellings** of a permanent character placed in permanent locations and one-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code which comply with Subsection G of this Section. Private garages to accommodate not more than three (3) cars. (Amended by Ord. No. 2873, effective 4-20-89.)
- 1.1 **Transitional/Supportive Housing** (Added by Ord. No. 3473, effective 7-30-15.)
2. **Private greenhouses and horticultural collections**, poultry (roosters excluded) for domestic, non-commercial use (not to exceed 24 birds), flower and vegetable gardens, fruit trees. (Amended by Ord. No. 703, effective 8-27-59; amended by Ord. No. 2828, effective 3-31-88.)
3. **One (1) unlighted sign not exceeding six (6) square feet in area** pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed. No other advertising signs, structures or devices of any character shall be permitted in any "R-1" One Family Zone.
4. **Storage of petroleum products** for use on the premises.
5. **The keeping of household pets**, such as dogs and cats, provided that no kennel shall be permitted. (Added by Ord. No. 2828, effective 3-31-88.)
6. **Bed and Breakfast Home with one or two guest rooms.** (Added by Ord. No. 3222, effective 4-22-99)
7. **Family Day Care Home, small.** (Added by Ord. No. 3222, effective 4-22-99)

HEIGHT B.

Two and one-half (2-1/2) stories and not to exceed thirty-five (35) feet to uppermost part of roof, except as provided in Sections 15 and 16.

FRONT YARD C.

There shall a front yard of not less than twenty-five (25) percent of the depth of the lot provided such front yard need not exceed twenty-five (25) feet except, where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established.

SIDE YARD D.

On interior lots there shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, provided that such side yard shall be not less than three (3) feet and need not exceed five (5) feet in width.

SECTION 5: "R-O" SINGLE FAMILY ESTATE ZONE

The following regulations shall apply in the "R-O" Single Family Estate Zone unless otherwise provided in this ordinance.

USE A.

1. **One-family dwellings** of a permanent character placed in permanent locations and one-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code which comply with Subsection H of this Section. Private garages to accommodate not more than four (4) cars. (Amended by Ord. No. 2873, effective 4-20-89.)
- 1.1 **Transitional/Supportive Housing** (Added by Ord. No. 3473, effective 7-30-15.)
2. **Private greenhouses**, horticultural collections, flower and vegetable gardens, fruit and nut trees. (Amended by Ord. No. 703, effective 8-27-59; amended by Ord. No. 1152, effective 8-10-67.)
- 2.2 **Raising and slaughter of not more than forty-eight (48) poultry** for use by the property owner, provided that no roosters shall be permitted. (Added by Ord. No. 1152, effective 8-10-67; amended by Ord. No. 2828, effective 3-31-88.)
- 2.4 **Raising of sheep, goats, horses, mules, bovine animals, and other similar domesticated quadrupeds**, subject to the following restrictions: (Added by Ord. No. 1152, effective 8-10-67.)
 - a. None of the aforementioned animals may be raised if there is less than twelve thousand five hundred (12,500) square feet in the entire property.
 - b. One (1) of the aforementioned animals may be raised if there is twelve thousand five hundred (12,500) square feet in the entire property and one (1) additional animal may be raised for each additional full twelve thousand five hundred (12,500) square feet in the entire property, up to a maximum of five (5) animals. Any offspring of the animals allowed under this subparagraph may be retained until they reach the normal age for weaning
 - c. No feed lots may be maintained.
 - d. No swine are permitted.
3. One (1) unlighted **sign** not exceeding six (6) square feet in area pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed. No other advertising signs, structures or devices of any character shall be permitted in any "R-O" Single Family Estate Residential Zone.
4. **Underground storage of not to exceed one thousand (1,000) gallons of petroleum products** for use on the premises.
5. **The keeping of household pets**, such as dogs and cats, provided that no kennel shall be permitted. (Added by Ord. No. 2828, effective 3-31-88.)
6. **Bed and Breakfast Home** with one or two guest rooms. (Added by Ord. No. 3222, effective 4-22-99)
7. **Family Day Care Home, small.** (Added by Ord. No. 3222, effective 4-22-99)

HEIGHT B.

Two (2) stories and not to exceed thirty-five (35) feet to uppermost part of roof, except as provided in Sections 15 and 16.

SECTION 4: "R-A" RURAL RESIDENTIAL ZONE

The following regulations shall apply in the "R-A" Rural Residential Zone unless otherwise provided in this Ordinance:

USE A.

1. **One-family dwellings** of a permanent character placed in permanent locations and one-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code which comply with Subsection H of this Section. Additional housing for not more than nine (9) farmworkers and employees who work on the property, provided that the buildings therefor are not located within the required front, side or rear yard areas, and provided further that such housing for farmworkers or employees be permitted on sites of ten (10) acres or more. Private garages to accommodate not more than three (3) cars. (Amended by Ord. No. 2873, effective 4-20-89; amended by Ord. No. 3009, effective 9-24-92.)
- 1.1 **Transitional/Supportive Housing** (Added by Ord. No. 3473, effective 7-30-15.)
2. **Growing and harvesting of field crops**, fruit and nut trees, vines, vegetables, horticultural specialties and timber, and the operation of plant nurseries and greenhouses for producing trees, vines and other horticultural stock. (Amended by Ord. No. 703, effective 8-27-59; amended by Ord. No. 1152, effective 8-10-67.)
- 2.2 **Raising and slaughter of rabbits and other fur bearing animals.** To determine the total number of said animals that can be raised, the total number of square feet in the entire property shall be divided by twelve thousand five hundred (12,500). If the quotient is not a whole number, it shall be increased to the next higher whole number. Said quotient shall then be multiplied by twenty-four (24) and the product is the number of said animals that can be raised on the property. In addition, any offspring of the animals allowed under this paragraph may be retained until they are weaned. (Added by Ord. No. 1152, effective 8-10-67.)
- 2.4 **Raising and slaughter of poultry.** To determine the total number of poultry that can be raised, the total number of square feet in the entire property shall be divided by twelve thousand five hundred (12,500). If the quotient is not a whole number, it shall be increased to the next higher whole number. Said quotient shall then be multiplied by twenty-four (24) and the product is the number of poultry that can be raised on the property. (Added by Ord. No. 1152, effective 8-10-67.)
- 2.6 **Raising of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds**, subject to the following restrictions: (Added by Ord. No. 1152, effective 8-10-67.)
 - a. None of the aforementioned animals may be raised if there is less than twelve thousand five hundred (12,500) square feet in the entire property.
 - b. One (1) of the aforementioned animals may be raised if there is twelve thousand five hundred (12,500) square feet in the entire property and one (1) additional animal may be raised for each additional full twelve thousand five hundred (12,500) square feet in the entire property. Any offspring of the animals allowed under this subparagraph may be retained until they reach the normal age for weaning.
 - c. No feed lots may be maintained.

3. **One (1) unlighted sign not exceeding six (6) square feet in area** pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed. No other advertising signs, structures or devices of any character shall be permitted in any "R-A" Rural Residential Zone except one sign not larger than three (3) feet by four (4) feet, identifying and advertising products produced on the premises as permitted by this Ordinance.
4. **Storage of petroleum products** for use on the premises.
5. **The keeping of household pets**, such as dogs and cats, provided that no kennel shall be permitted unless a special use permit has been approved in the manner provided in Section 16, Part II. (Added by Ord. No. 2828, effective 3- 31-88.)
6. **Bed and Breakfast Home with one or two guest rooms.** (Added by Ord. No. 3222, effective 4-22-99.)
7. **Family Day Care Home, small.** (Added by Ord. No. 3222, effective 4-22-99.)

BUILDING HEIGHT B.

Two and one half (2-1/2) stories and not to exceed thirty-five (35) feet to uppermost part of roof, except as provided in Sections 15 and 16.

FRONT YARD C.

There shall be a front yard of not less than twenty-five (25) percent of the depth of the lot provided such front yard need not exceed twenty-five (25) feet except, where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established.

SIDE YARD D.

On interior lots there shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, provided that such side yard shall be not less than three (3) feet and need not exceed five (5) feet in width. On corner lots the side yard regulation shall be the same as for interior lots except in the case of a reversed corner lot. In this case, there shall be a side yard on the street side of the corner lot of not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot, and no accessory building on said corner lot shall project beyond the front yard line on the lots in the rear; provided, further, that this regulation shall not be so interpreted as to reduce the buildable width (after providing the required interior side yard) of a reversed corner lot of record at the time this Ordinance becomes effective, to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

REAR YARD E.

There shall be a rear yard of not less than twenty-five (25) percent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet.

LOT AREA PER FAMILY F.

Every main building hereafter erected or structurally altered shall have a lot area of not less than six thousand (6,000) square feet per family. Provided, however, that where a lot has less area than

BASEMENT

A story partly underground and having one-half or more of its height below the average level of the adjoining ground. A basement, when designed for, or occupied by dwellings, business or manufacturing, shall be considered to be a story.

**BED AND
BREAKFAST HOME**

A single-family, owner-occupied dwelling or other structure on the same property in which overnight lodging and breakfast are provided for a fee. (Added by Ord. No. 3222, effective 4-22-99).

BIOMASS

Biomass is a term used to describe a variety of biological materials, including but not limited to, the organic portion of municipal trash (garbage, paper, etc.), sewage, trees, plants, manures and various agricultural and forestry wastes. As used in this Ordinance, biomass materials are those materials which can be used directly as a fuel or can be converted to a variety of clean, useful fuels such as alcohol, methane, hydrogen and low-BTU gas. Whether directly or after conversion, biomass can be used to produce electricity, heat, and combustible fuels. (Added by Ord. No. 2350, effective 7-31-80.)

**BIOMASS FUEL
MANUFACTURE,
COMMERCIAL**

The manufacture of alcohol or gases derived from the conversion of biomass feedstocks through the process of fermentation and/or distillation, the product of which is intended for sale or trade for use as a fuel or fuel mixture, including the production of anhydrous alcohol, ethanol, methanol, ethane, methane and other similar derivatives. (Added by Ord. No. 2350, effective 7-31-80.)

**BIOMASS FUEL
MANUFACTURE,
PERSONAL**

The manufacture of alcohol or gases derived from the conversion of biomass feedstocks through the process of fermentation and/or distillation and intended for personal, non-commercial use as a fuel or fuel mixture, including the production of ethanol, methanol, ethane and methane, but not including the production of anhydrous alcohol. (Added by Ord. No. 2350, effective 7-31-80.)

BIOSOLIDS

Sewage sludge which (i) complies with the Class A biosolids standards in the Federal Rule 40 CFR 503.32(a) or has been stored for at least eighteen (18) months and has been tested to verify it meets the Class A biosolids standards in 40 CFR 503.32(a); and (ii) contains constituents in concentrations not exceeding the concentrations listed in 40 CFR 503.13, Table 1 and Table 3, as applicable. (Added by Ord. No. 3165, effective 7-25-96.)

**BIOSOLIDS, LAND
SPREADING OF**

The beneficial use of biosolids generated by wastewater treatment plants as a soil amendment or fertilizer provided that the biosolids are applied at an agronomic rate and in conformance with Federal Rule 40 CFR 503, Subpart B. Methods of beneficial use shall be limited to incorporation of biosolids into the soil so that the biosolids will either condition the soil or fertilize crops or vegetation grown in the soil. (Added by Ord. No. 3165, effective 7-25-96.)

From: [Barbara Lahmann](#)
To: [Clerk of the Board](#)
Subject: FW: Three Rivers Short-Term Rental Ordinance Feedback
Date: Sunday, October 22, 2023 8:17:38 PM
Attachments: [Scan20231022180528.pdf](#)

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-----Original Message-----

From: Barbara Lahmann [REDACTED]@stanthonyretreat.org>
Sent: Sunday, October 22, 2023 8:10 PM
To: ClerkoftheBoard@tularecounty.ca.gov.
Subject: FW: Three Rivers Short-Term Rental Ordinance Feedback

Please find attached feedback regarding Three Rivers Short-Term Rental Ordinance

Barbara Lahmann

[REDACTED]
Three Rivers, Ca 93271
559-[REDACTED]

-----Original Message-----

From: Scan [REDACTED]@dioceseoffresno.org>
Sent: Sunday, October 22, 2023 6:06 PM
To: Barbara Lahmann [REDACTED]@stanthonyretreat.org>
Subject: Scan from Copier

TASKalfa 3554ci
[00:17:c8:db:a7:0d]

Date: October 22, 2023

To: clerkoftheboard@tularecounty.ca.gov.

Subject: Public Comment – Item # 20 Three Rivers Short Term Rentals

From: Barbara Lahmann, [REDACTED] Three Rivers Ca 93271
[REDACTED]@yahoo.com barbara@stanthonyretreat.org

The STR's in Three Rivers need to be limited and controlled. The very fabric of the community is being destroyed. Residential neighborhoods are inundated with mini hotels, or more commonly called STR's.

I urge the adoption of Option #A which would bring back a proposed ordinance and associated regulatory program which would include a potential moratorium on additional Short – Term Rentals in Three Rivers until the program is adopted for a number of reasons including and not limited to all of those listed and then some.

The mini hotels, STR's, proliferate in residential neighborhoods causing excessive traffic, trespassing, noise, light pollution, partying, damage, garbage strewn about, strangers wandering throughout neighborhoods onto private property, and parking problems. A very real concern is adequate septic systems and leach fields for these very heavily used former family homes. Some large homes have been divided into two or three STR units.

The Community itself is suffering greatly and the future as a community may cease to exist without adequate housing for permanent residents and long-term renters. The local elementary school enrollment has declined and could cease to exist. The Three Rivers community has lost many businesses that serve full time residents to name a few: Pharmacy, Pre-school, Garage, and Dentist.

Wouldn't a large hotel have to apply for a building permit, and wouldn't it need to be built within a Commercial zone? Why are all these commercial mini hotels, STR's, allowed to operate in areas zoned as residential? Legitimate hotels are in zoned areas within easily accessed areas that are also required to provide adequate off-street parking, adequate sewage systems, and a 24-hour host on site. Some locals brag that they are not paying the T.O.T., Transient Occupancy Tax.

I own a home and property on Kaweah River Dr. and have had to gate my driveway due to an average of once a week autos zipping up my drive and the final straw was a late night lost STR's incursion into my landscaping causing considerable damage.

The owners and managers of STR's may wish to bring up their freedom to operate; are they within the law operating a commercial hotel within a residential neighborhood? The bottom line regarding STR's appears to be all about money! I wish to ask, "what about the right of homeowners to live in a residential neighborhood zoned as residential and remaining as residential".

I urge the adoption of the Proposed Three Rivers Short-Term Rental Ordinance.

Definition of HOTEL ACCORDING TO Webster: Establishment or building providing a number of bedrooms, baths, etc. for the accommodation of travelers, semipermanent residents.

From: [Kathleen Boley](#)
To: [Clerk of the Board](#)
Cc: [Dennis Townsend](#); [Eddie Valero](#); [Amy Shuklian](#); [Larry Micari](#); [Pete Vander Poel](#)
Subject: Public Comment #20, Direction regarding short term rentals in Three Rivers
Date: Sunday, October 22, 2023 8:11:08 PM

This Message Is From an Untrusted Sender

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To: The Tulare County Board of Supervisors

From: Kathleen Boley

Subject: Direction regarding Short Term Rentals in Three Rivers

I am not able to attend the October 24th meeting and whole-heartedly support any restrictions/regulations/ and/or limits the County Board of Supervisors can place on Short Term Rentals in Three Rivers.

I have lived in Three Rivers for twenty-three years and love living in this friendly community where neighbors know and help each other and can put aside differences to work together to resolve conflicts. My sincere hope is that we will all work together to do so, as the future of the Three Rivers we all know and love is hanging in the balance.

Two of the seven homes on my single lane are now STR's. I feel our quiet, peaceful neighborhood has been invaded. Unknown folks wander around on private property which is clearly marked. Outside lights have been left on for days at a time. Visitors at one of the properties carelessly started a large brush fire, which could have been disastrous to all living in the lane. I have personally picked up trash at one of the properties.

I am confident that the Board of Supervisors will consider the proliferation of unregulated Short Term Rentals and the negative impacts of same upon our community. I am also confident that the Board of Supervisors will reach an equitable, amicable and creative solution which will benefit the entire Three Rivers Community. The future of our beloved Three Rivers depends on what we can accomplish.

Respectfully submitted,
Kathleen Boley
Three Rivers Resident

From: [Stephen Burr](#)
To: [Clerk of the Board](#)
Cc: [Michael G Washam](#); [Eddie Valero](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Monday, October 23, 2023 9:49:38 AM

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You have not previously corresponded with this sender.

SUBJECT: Direction Regarding Short-Term Rentals in Three Rivers

My name is Stephen Burr, I have lived in Three Rivers for 4 years now.
Regarding the proposed Short-Term Rentals ordinance

REQUEST: That the Board of Supervisors:
Option B: Take no action.

From: [Douglas Foster](#)
To: [Clerk of the Board](#)
Cc: [Normand Natalie](#)
Subject: Public Comment #20
Date: Sunday, October 22, 2023 7:19:59 PM

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Members of the Board:

These are comments on the impacts of Short-Term Rentals (STR) in Three Rivers. While we are rural, they would also apply to the village as well. While it will be difficult to eliminate these in a tourist area, those landlords must consider neighbors in minimal ways of common decency. Our comments derive from our own experiences living next to a STR run by a landlord whom we have never met. We have experienced excessive daytime noise, late night partying, excessive lighting, and trespassing.

Landlords:

1. Need to introduce themselves to neighbors and let them know that they have/are planning a SRT in the neighborhood.
2. Need to provide what expectations they have for their renters including providing a copy of the rules of the house to the closest neighbors.
3. They need to provide their own 24-hour contact information for immediate or longer term neighbor feedback in the event of obvious violations of the rules of the house that relate to hours and volume of outside noise, light pollution, trespassing, illegal campfires, and other generally disruptive and annoying activities in a quiet neighborhood.

Natalie C. Normand
Douglas L. Foster

[REDACTED]
Three Rivers, CA 93271
805-[REDACTED] cell
[REDACTED]@umich.edu

Cinnamon Creek Ranch
on the River
Where waters and friends meet

From: [Lori Rittinger](#)
To: [Clerk of the Board](#)
Subject: Short Term Rentals Agenda Item 10/24/23
Date: Sunday, October 22, 2023 6:55:44 PM

This Message Is From an Untrusted Sender

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Dear Board of Supervisors,

We are writing in regards to the Short Term Rentals Agenda Options. We would prefer Option B. My family has lived in Three Rivers for approximately 100 years. My grandparents owned and operated a chicken ranch for over 60 years. My grandmother was a founder and the only teacher at TRUS in the 1920's. I have a very long history and a deep love for Three Rivers.

My wife and I live in Three Rivers. We are retired, We own and operate a STR next door to our home on a separate and secluded 1.2 acre parcel located one mile from Sequoia National Park. We bought raw land and built a 900 sq ft STR that sleeps four adult guests. We hired all local contractors to build and maintain the property. We have our own well and septic with two fire suppression tanks. Our property is very restricted forbidding events and visitors with quiet times posted. The property is monitored by a Ring camera, Our guests are very quiet hikers who love nature and peaceful surroundings. We created an experience for guests as our retirement job.

We are paying 10% TOT tax to the County, We are providing wonderful accommodations to our guests and we are not causing problems for neighbors or the neighborhood. Our guests provide much needed income to local businesses,

The Pharmacy closed because the landlord would not pay for repairs and the pharmacist was ready to retire. The dentist retired. With an aging population in our town the school has its own issues to deal with. With high real estate values in California plus fire insurance TRIPLING in cost over the past few years many owners of STR's would need to charge a very high monthly rent to local residents and employees to offset their costs. Most likely many STR's will not be able to offer affordable housing for locals. Another option may be needed to offer affordable housing to locals.

We hope that you will consider hosts like us who are not causing any issues in this town. Three Rivers needs STR's to host the many guests who enjoy visiting the Park and bring revenue to local businesses. We understand that every individual host needs to be aware, respectful and considerate of their neighbors. We believe that issue should be monitored and enforced.

Thank you for reading. We look forward to a positive outcome for all.

Sincerely,
John & Lori Rose
559 [REDACTED]

From: [Richard Bull](#)
To: [Clerk of the Board](#)
Subject: Comment #20
Date: Sunday, October 22, 2023 5:58:38 PM

This Message Is From an External Sender

This message came from outside your organization.

We request that no action is taken in Three Rivers, CA. We are happy and this works very well for the local economy.

From: [Christy Brigham](#)
To: [Clerk of the Board](#)
Subject: Public Comment on Agenda Item #20
Date: Monday, October 23, 2023 9:51:22 AM

This Message Is From an Untrusted Sender

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Dear Board of Supervisors,

I support Option A : Bring Back a Proposed Ordinance and associated regulatory program which would include a potential moratorium on additional Short-Term Rentals in Three Rivers until the program is adopted.

I support a reasonable approach to limiting the number of, and impacts of, short-term rentals on the community of Three Rivers. Mixed use of residential homes along with hotel-style accommodations of short-term rentals is affecting the quality of life in Three Rivers through many of the issues brought up in the agenda item description: noise, parking, trash, trespassing, excess lighting to accommodate unfamiliar visitors, increased traffic on narrow rural roads. Additionally, having high numbers of short term rentals affects our rural communities by reducing the number of people in our communities to help do basic services that we do for ourselves such as run our Mutual Water Associations, pave our own roads (many of our roads are not county maintained and are patched by volunteer road crews). We read our own water meters and keep our water plant maintained. As our residents are replaced by absentee business owners, who is going to do this critical work? Additionally, without neighbors around, who will keep an eye on our homes when we are away, keep an eye out for lost pets, help observe and quickly report fires when they start? Where I live I currently have four short-term rentals immediately adjacent to my property.

We have seen housing prices sky rocket and month to month rentals almost completely disappear along with rising numbers of STRs in our neighborhood in just the eight short years that we have lived here. I have had three great park employees quit their jobs because they cannot find a place to buy and have been kicked out of rentals repeatedly as they were put up for sale and converted to STRs. Additionally, STRs have driven up the price of monthly rents as landlords try to recoup something close to what they could get from STRs from monthly rents. The now limited number of monthly rentals in Three Rivers along with their high cost means that many of the low wage workers needed in Three Rivers to support businesses like restaurants and gift shops now commute from other communities like Woodlake, Exeter and Visalia where rentals are more abundant and cheaper. This increases traffic and wear and tear on 198, reduces roadway safety with increased traffic, and contributes to greenhouse gas emissions and climate change.

I feel it is the role of the county to address these issues and solve these problems. Currently in Three Rivers individual neighborhoods are trying to solve these issues by passing covenants and other restrictions. This process is leading to community strife as well as a patchwork of covenants that can only be enforced by civil court action. This is an untenable situation.

I want to make a case for exempting owner-occupied short-term rentals from the restriction on number of short-term rental properties. We have several owner occupied rentals in our

neighborhood and we never have a problem with these properties. The owners are on site and are great neighbors. They contribute to our community well-being and having a short-term rental on their property helps them afford expensive mortgages. They keep an eye on their guests and make sure they aren't too loud or cause other problems.

Finally, I own a residence in Ventura, California where no short term rentals are allowed within the city limits, so I know the economic costs of not being able to use your property as a short term rental. However, given the impacts of unregulated and unlimited STRs on community health, community feeling, and community well-being, I support the county both limiting the impacts of STRs through imposing and enforcing regulations, and limiting the number of STRs by neighborhood so that sufficient long-term residents remain within these communities to support key functions like water systems, road repair, watching out for neighbors, and keeping the community a community.

Thank you for your consideration.

Sincerely,

Christy A. Brigham
Three Rivers Resident since 2015

From: [Chris Hartman](#)
To: [Clerk of the Board](#)
Subject: Public Comment – #20 (Three Rivers Short-Term Rentals)
Date: Sunday, October 22, 2023 5:56:52 PM

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Public Comment – #20

Regarding the short term rental ordinance.

I share this input as a homeowner and member of the Three Rivers community. **I encourage the council to support Option B, and NOT ADOPT the proposed ordinance.** A regulation that has such a high risk of negative consequences for the community is highly alarming. My recommendation to the county is to conduct research and produce a report that includes a proposal to address issues related to poor management, trash, parties, and other issues. The proposal should be anchored by consideration for the overall effects on the community and the costs of just enforcement and administration of restrictions. Let's make sure regulations serve the community and do not exacerbate existing problems.

- I am involved in home sharing. On average, I rent my home to guests 8-10 nights per month. My family and I consider Three Rivers our home and we have invested significantly in improving and maintaining our home. We pay the 10% TOT, enforce guest rules, keep trash in an enclosure, and have good relations with our neighbors. The STR income supports our ability to maintain the home and surrounding property.
- Our home was on the market for over 12 months before we purchased it. It was on the verge of falling apart internally and externally. There was no bidding war on the property. We invested significantly on improvements by hiring local contractors, ironsmith, handy person, cleaning team, etc. Our investment contributes to the local economy.
- Given the location and climate change, houses in Three Rivers require significant maintenance, which correlates to high housing cost. In the face of these challenges, a tourist economy that supports and uplifts local businesses is the solution. We need to work collectively towards common good. Fear mongering and finger pointing does disservice to the community and its survival.
-

Any financial gains from TOT should be re-invested in Three Rivers in the form of parks, schools, road safety, and tourist education. **Tourist activity is more sustainable** than seeking revenue from an increase in national chain stores, hotel chains (built in floodplains), and many other recent recommendations.

- Three Rivers is home to many small businesses that rely on visitors. A thriving vacation rental economy supports all of these businesses. It is also important to acknowledge that the money generated from STR activity, not only goes to the county in the form of a 10% Transient Occupancy Tax, but is also used by the hosts to maintain and improve the homes. STR hosts contribute to cleaners, plumbers, landscapers, and many other people in the local community. Good STR hosts encourage their guests to respect the neighborhood, respect the plants and animals, and visit local businesses. **Let's encourage positive behavior without costly regulations.**
- Finally, given the recent rise in interest rates, the insurance costs, a changing economy and fears of a recession that could reduce tourist activity, there is a possibility that the number of STRs in the community will reduce due to market forces. This is worthy of study.

Counterpoints to the stated claims and objectives provided in support of the ordinance.

Argument: Reducing STRs will cause a reduction in public nuisances.

- I share my neighbors' concerns that some visitors may contribute to increased trash, trespassing, parties, and other public nuisances. However, there is no research/evidence that STR exacerbated these issues or that increased STR regulations would solve these issues. Visitors, tourists, friends and families come to Three Rivers; some stay in hotels and STRs or with their kin/friends. Anyone could cause public disturbances. Thus, it is prejudicial to assume STR renters—which often cost more than a hotel—are the primary cause of issues.
- Putting efforts towards better relations between visitors and residents could provide a more efficient use of resources with potentially better outcomes.

Argument: The increase in STRs is the primary cause of increased housing costs in Three Rivers

- Correlation does not imply causation. This is important, because the implication is that if STRs caused the increase, then reducing them will cause them to decrease.

- Three Rivers is facing a crisis related to the increased wildfire risk. Every homeowner is dealing with massive increases in insurance costs, and the ongoing costs of keeping their homes safe. We are paying landscapers to clear brush, replacing roofs, installing fire suppression systems and more. These increased costs are directly related to the cost of rental housing and overall home ownership costs, and risk pushing many homeowners over the edge in their ability to pay their bills. Introducing an ordinance that actually reduces the ability for families to generate the income they need to pay for this increases costs, while simultaneously reducing tax income to the county, without any proper research is reckless.
- The government's intervention in the market will not remove the high housing cost. It will only restrict its value. Fewer short term rentals will not reduce the costs of insurance, maintenance, water, utilities, fire prevention, and every other cost that contributes to the housing cost in Three Rivers.

Argument: Restricting STRs will result in an increase in units of long-term rental housing

- There is no research demonstrating that reducing the incentives or removing the opportunity for homeowners to use their homes as a vacation rental would result in an increase in the supply of long-term rentals. In many cases, the income potential from a long-term rental is only a fraction of the costs of owning a home here.
- There is no information available on who owns the properties, and thus, no method to determine what may happen if STRs are restricted. Many might just sell to a person who also doesn't rent it, does not contribute to the local economy, and only uses their properties as an occasional vacation home. None of these outcomes benefits the community. An occupied home, whether by a homeowner, a renter or a short term guest, provides more value to the community and the local economy than an empty one.
- There is also a very wide degree of variability in terms of housing in Three Rivers, with some homes being on large acreage, and others being in more suburban type residential neighborhoods. The problems and solutions vary greatly across these differences.

Argument: Limiting STRs will reduce the value of existing properties to make housing more affordable

- This is a misguided and dangerous objective. A county introducing an ordinance to reduce property values should be alarming to anyone who understands economics. Based on experience from the housing crisis of 2008 and others, a sudden reduction in

home values will result in:

- An increase in borrowers going underwater on their mortgages.
- Reduced property tax income, which is shared with the rest of the county.
- Less funding for local schools.

I strongly argue that an ill advised ordinance to restrict STRs is detrimental and potentially disastrous to the community, homeowners, and small business owners, and I encourage more research to be done so that we can find positive solutions to the communities problems. Until this research is complete, and adequate time has been given to include all stakeholders, Option B is the prudent choice.

Sincerely,
Chris Hartman

From: [Richard Smith](#)
To: [Clerk of the Board](#)
Subject: Public Comment - #20
Date: Sunday, October 22, 2023 5:56:39 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please let the Board know we would like them to take no action regarding Three Rivers short term rentals.

Richard & Jeanie Smith
Sequoia River Cabin
310. [REDACTED]
310. [REDACTED]
www.sequoiarivercabin.com

From: [Richard Smith](#)
To: [Clerk of the Board](#)
Subject: Public Comment -#20
Date: Sunday, October 22, 2023 5:25:41 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please register my desire to have the Board of Supervisors to TAKE NO ACTION on short-term rentals in Three Rivers.

Thank you,

--

Richard Smith
Sierra Real Estate
DRE #00800973

office (559) [REDACTED]

fax (866) [REDACTED]

cell (310) [REDACTED]

From: [Delores Lucero](#)
To: [Clerk of the Board](#)
Subject: short term rentals Three Rivers
Date: Sunday, October 22, 2023 4:50:13 PM
Attachments: [short term rentals Three Rivers.pdf](#)

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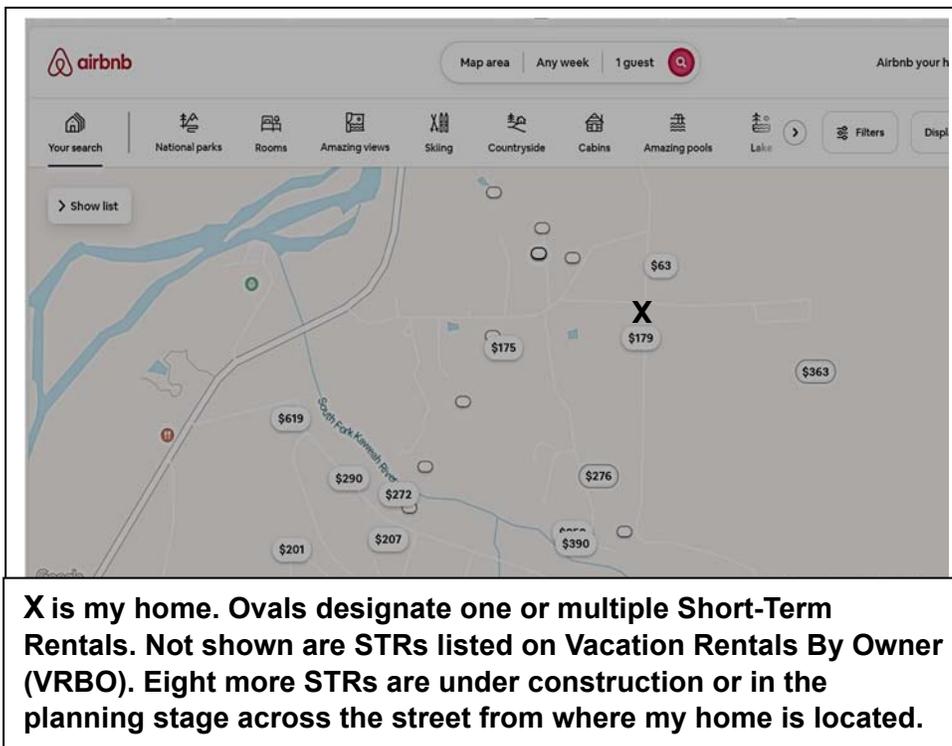
Hi,

Attached please find my comment letter regarding short term rentals for Three Rivers California to be discussed at the BOS meeting on Tuesday October 24.

Please add this to the public record and send me notification of receipt of this email.

Thank you,

Dee



Dear Board of Supervisors,

I am writing to you regarding the status of short term rentals in Three Rivers, California. I believe the board should vote for Option A: Bring back a proposed ordinance and associated regulatory program which would include a potential moratorium on additional Short-Term Rentals in Three Rivers until the program is adopted.

Three Rivers is saturated with short term rentals.

In a ½ mile radius around my home there are at least thirty short term rentals. They range from plastic domes to a Quonset hut, an airstream to a log cabin.

Though these units are varied in size and type they all contribute to traffic, light pollution, noise, increased water usage, septic input, trash, and endangerment to wildlife.

A moratorium and subsequent STR ordinance seems like a win win for our town and County:

- Existing STR owners could continue to enjoy the income produced by their business without an increase in competition.
- The County could record the actual number of STRs (there are more than 294) and collect more TOT.
- A moratorium for new STRs could improve the availability of housing for families.
- With more families living in town the pre-school could reopen and more children could enroll in the Three Rivers School.
- With adequate trash bins and enforcement bears would not have to subsist on a diet of pizza and Mexican food.

Visalia is considering stricter STR rules,. [Visalia considers stricter rules on short-term rentals - The Sun-Gazette Newspaper \(thesungazette.com\)](https://www.thesungazette.com/news/visalia-considers-stricter-rules-on-short-term-rentals). I hope the Board of Supervisors will give Three River's citizens the same opportunity to safeguard our town.

Thank you,

Dee Lucero

[REDACTED]
Three Rivers, CA 93271

From: [Sarah Elliott](#)
To: [Clerk of the Board](#)
Subject: Public Comment - Three Rivers STR Agenda Item #20
Date: Sunday, October 22, 2023 4:31:46 PM

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DEAR MEMBERS OF THE BOARD OF SUPERVISORS:

SYNOPSIS

Vacation rentals in Three Rivers are a complex issue, with both pros and cons. While they bring visitors and revenue to the area, unregulated profit-driven operators harm the community. Three Rivers relies on tourism, and addressing this issue requires careful consideration.

The affordability crisis is driven by multiple factors like high housing costs, inflation, rising interest rates, and low wages, not just short-term rentals. Regulation won't solve these issues.

Bear-proofing and light pollution are concerns that predate vacation rentals. Why wouldn't all residents be held to these same standards?

Blaming short-term rentals for the closure of businesses lacks empirical evidence. Small businesses need broader economic support.

Regulation is necessary, but it should be nuanced with green, yellow, and red zones (go, no-go, or somewhere in the middle). Example: Make Cherokee Oaks and the business district red zones. Categorize and tax vacation rentals based on factors like owner residency.

I've been part of Three Rivers for generations and operate a successful owner-occupied short-term rental with a 5-star rating. This income is vital for my family during some personal and economic tough times.

I am on board to work together for a balanced solution that benefits everyone in Three Rivers.

Best regards,

Sarah Barton Elliott
Three Rivers, Calif.

* * * * *

THE IN-DEPTH VERSION

THE GOOD — The short-term rental industry brings people to Three Rivers and funds its small businesses (and the County coffers). It is important that this industry is not taxed or regulated out of existence. There are people in it just for the profits; people who don't care about the guests nor have any stake in the community. They are the ones who are harming vacation rentals as a concept, and they are the ones who are degrading the short-term rental experience in Three Rivers.

Both present-day and historically, Three Rivers has been dependent on a tourist economy. From stage stops with lodging (1890s) to motels and vacation rentals. From Cobble Knoll Lodge, Water Wheel Cabins, Hill Haven Cabins (1940s) to Comfort Inn and Suites and vacation rentals. When Disney proposed a world-class

ski resort at Mineral King, speculators swarmed to the community to buy property in preparation of the riches that would soon be rolling in. When Sequoia National Park ended its winter recreation, Three Rivers was directly affected and many businesses closed. Now investors have set their sights on housing in this community that has a renowned reputation for lack of oversight and regulations (that's on you, County of Tulare).

The dilemma of what to do about short-term rentals is tied to so many other community issues that it's like a giant Jenga game. If you pull out this one block, the entire tower will eventually topple. **Three Rivers is very close to toppling** so care needs to be taken in how its visitation is addressed. Decisions should be based on research and studies, not gripes and complaints.

THE BAD — It is becoming increasingly unaffordable to live in this rural place. Short-term rentals aren't affecting fire insurance cancellations and exorbitant premiums, inflation, interest rates, student loan debt, and debt-to-income and wages-to-housing ratios. If Three Rivers regulates STRs, those regulations are not going to have any impact on the high cost of housing afflicting the entire state and nation. It won't end poverty, it won't attract businesses, it won't provide the county with a four-year university, and it won't improve borrowing power.

The long-term rental shortage isn't solely due to houses becoming vacation rentals. Sequoia National Park and other Three Rivers entities (including a church) formerly provided affordable housing for employees. Some homes are too luxurious to be affordable housing for renters (or families looking to buy). Other properties have had so much money invested into renovations that they, too, would have to charge exorbitant rents. Homes previously in disrepair have been restored to serve tourists and other groups but maybe would have remained empty and neglected otherwise. In this housing climate, any three-bedroom, two-bath, single-family residence in the Cherokee Oaks neighborhood would be prohibitively expensive to rent long-term to a family attempting to live on local wages. Let's be real: Banning STRs won't solve the fact that paychecks aren't keeping up with the cost of housing. High gas prices have also reduced the number of commuters who live in Three Rivers as the employed choose instead to live closer to the employment. These are all issues that lawmakers should be working on from the federal to state to county to local levels.

THE UGLY — When did every full-time resident of Three Rivers become so discerning and mindful that they don't contribute to any of the serious issues the community has been facing for years? I rarely notice my STR neighbors, however, I share a property boundary with some hostile folks who have lived here 30 years. I know a couple other Three Rivers residents suffering similar neighbor situations so be careful with those wishes.

BEARS — Throughout the Community Plan process and beyond, I have been an advocate for bear-proofing Three Rivers. The County has been complicit in this being an extremely frustrating, long-term problem. Why would regulations for STRs include bear-proofing trash cans but not be in force for full-time residents? If the Board of Supervisors can wave this magic wand and make it happen, then why not include the entire community? And why wasn't this done 10 years ago? 20? This issue was occurring long before short-term rentals were a part of the conversation. This is piecemeal; **nothing will solve the bear-vs-garbage catastrophe until 100 percent of garbage from businesses and homes is secured**. I look forward to the County ensuring this happens since it is obviously a known problem that can be fixed at the local-government level.

LIGHTING — I have spoken out in favor of dark night skies in town for more than 20 years. Again, way before short-term rentals were even on the radar, there have been lighting offenders that include both businesses and residences. Three Rivers is in an optimal position to be a dark-sky community because there are no street lights or stoplights illuminating the night. But thoughtless outdoor lighting at homes, businesses, and even the (County) library have been a chronic issues for decades.

STRUGGLING BUSINESSES — Where are the long-term studies conducted by the County of Tulare that determined the vital businesses and services in Three Rivers recently closed were tied to the proliferation of STRs, and that this exodus could have somehow been avoided? It's a challenging time for small businesses everywhere as corporations are swallowing them whole, including the short-term-rental industry. If the Board of Supervisors would like to help small businesses, then stop inflation, lower interest rates, increase wages and, while you're at it, limit corporate profits and tax the rich. Three Rivers businesses have always come and gone. Community members want long-term small businesses and continually protest against franchises and corporate chains. As such, these independent businesses depend on local residents to be their foundational support. In the County's list of current closed Three Rivers businesses, can all STR detractors say they gave their every retail dollar to ensure the success of a pharmacy, veterinarian, auto mechanic, dentists, chiropractors? Do people fill up their gas tanks at the local gas stations; do all their grocery shopping at the markets; eat out every meal; buy all their incidentals at the local shops? Many of the guests at vacation rentals do. Has everyone sent their children to the local preschool and Three Rivers School/Woodlake High School? And certainly no one would order online an item that could be purchased in Three Rivers. If someone local asks for a specific service recommendation on social media, it is glaring to me when it is not always a Three Rivers service provider who is recommended first or at all. And this is by some of the most vocal opponents of the STRs.

SOLUTIONS — Regulation of the proliferation of STRs is necessary, obviously. There should be green, yellow, and red zones within the community where rentals are either a go or a no-go or somewhere in between. For instance, I support a red-zone for Cherokee Oaks. **That neighborhood should not be allowed to succumb to STRs.** I also support a red-zone for the business district of Three Rivers; commercial space should not be converted to residential (again, it's County of Tulare that is allowing this to occur).

Vacation rentals should also be categorized and taxed accordingly. The tiers could be something like this:

- Room(s) in a home and/or guesthouse at an operator's primary residence.
- House with off-site owners who reside elsewhere in Three Rivers.
- House with off-site owners who do not reside Three Rivers.
- Multiple homes in Three Rivers owned by one person/entity/corporation.

I am honored to live in a community where people visit during their vacations. It is one of my favorite reasons for being here. This isn't a simple "vote for option A or option B" issue. **How could it be such an easy either/or vote when an entire community's future and forward progress is at stake?** I submit this correspondence respectfully and with hope that it contributes toward an equitable solution for all and, most importantly, for what is best for Three Rivers. But that solution is going to take foresight, study, hard work, and compromise. Is everyone, from elected officials to concerned local residents, willing to put in the effort? Good! Let's get to work.

Respectfully,

Sarah Barton Elliott
Three Rivers, Calif.

* * * * *

Brief biography: I am the fifth generation of the Barton family to live on land in Three Rivers settled by my great-great-grandparents in 1878. My great-great-grandfather, James Barton, was a Tulare County supervisor (intermittently from 1869-1891) known for walking from his home in Three Rivers to attend the board meetings. My two children, now in their 30s, are the sixth generation of the family to be raised here.

My husband, John Elliott, and I owned and published the Three Rivers weekly newspaper for 26 years (1995-2021) until my husband suffered a serious stroke. I had to close the newspaper operation because half the team became suddenly incapacitated. I had been dabbling in the short-term-rental market by renting out our 400-square-foot guesthouse as my schedule allowed.

My short-term rental experience: I have found the rental endeavor to be extremely enjoyable because the space is attached to our home. I am meeting people who have traveled here from around the world. It was low-key, relaxing, and matched my skillset of designing, landscaping and, yep, cleaning.

Almost overnight, I found myself caregiver to my husband and my now-99-year-old father next door while also having to earn an income. With two major wildfires, COVID, and damaging flooding that closed the national parks for nearly six months, this has been a scary, challenging time. But without this modest income, I would not be able to afford to stay in my home.

As for my rental, I have found a recipe for success. A clean, comfortable, well-designed, small space where guests are the top priority, and being an on-site host who greets all visitors and provides extensive history and information about Three Rivers and the nearby Sierra mountains. I list my property solely on the Airbnb platform where I have more than 500 reviews and a 5-star rating. And I meet the County's eight "operational requirements" without being asked.

In almost five years, I can think of three instances of guests who weren't a good fit for the property. That's it. Other than that, the guests are appreciative, respectful, and low impact. I imagine this is the same ratio at most STRs but an on-site host and lower occupancy does make a difference. I worked so hard for a quarter century meeting a relentless weekly newspaper deadline. That kind of stress takes its toll. I am grateful to be doing something I thoroughly enjoy. It's a passion project that contributes to the betterment of Three Rivers, which is always my goal no matter what my job has been.

From: [Erin Leedy](#)
To: [Clerk of the Board](#)
Subject: Proposed STR regulations for Three Rivers
Date: Monday, October 23, 2023 10:23:01 AM

This Message Is From an External Sender

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Hello,

I live in Three Rivers with my husband Nate and three boys.

I am writing to support the BOS in moving forward with the drafting and consideration process with a STR ordinance for Three Rivers. For a long time I have hoped that the market would correct itself and strike a balance with regard to supply and demand in Three Rivers. Unfortunately, in my observation, that has not been the case.

The need for intervention became glaringly clear to me when our Preschool closed this month. I started the preschool as a volunteer project shortly after I left my job as a Staff Attorney with Tulare County Counsel. I volunteered my time and received funding and support from First 5 and many Three Rivers businesses and organizations. There were other dedicated parents that helped and the Presbyterian Church rented us a space for \$1 per year. Several years later I sold the preschool to Veronica Contreras for \$1 and she ran it successfully until mid October 2023.

Veronica Contreras told me she had no choice but to close the preschool because there were so few potential incoming preschoolers. While there were people who expressed interest in taking over the preschool, a data driven analysis led them all to conclude a preschool in Three Rivers was no longer a viable business.

The preschool and the Three Rivers Union School have been fantastic experiences for my three boys. I feel very strongly that the school is worth saving.

I am requesting that the BOS move forward and receive data driven information as to how to best address short term rentals in Three Rivers. However, if the BOS is not inclined to enact an ordinance, or is inclined to enact an ordinance with minimal regulation, there is another option. **I ask that you consider creating a Three Rivers Voting District.** This is a legal issue your County Counsel is versed in and it would create an opportunity for the Three Rivers Community to engage in self determination and the democratic process. It would cost the BOS nothing financially or politically and it would provide the community an opportunity to make the decision themselves.

Thank you,
Erin Leedy

From: [Chris Mantese](#)
To: [Clerk of the Board](#)
Subject: Public Comment -#20
Date: Monday, October 23, 2023 10:22:41 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom it May Concern,

I own the property Located at [REDACTED], Three Rivers, CA 93271 and I would request that you take no action on Public Comment -#20 in regards to Short term rental proposed ordinance and associated regulatory program.
Thank you and feel free to contact me with any questions.

Chris Mantese

From: [James O Sickman](#)
To: [Clerk of the Board](#)
Subject: Short Term Rental Agenda Item 10/24/23
Date: Sunday, October 22, 2023 4:30:10 PM
Attachments: [STR Comment J Sickman.pdf](#)

This Message Is From an External Sender
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Hello:
Please place the attached letter to the public record for Tuesday's meeting on short term rentals.
Thank you.
Jim

~~~~~

James O. Sickman



Three Rivers, CA 93271

~~~~~

October 22, 2023

To: Tulare County Board of Supervisors

From: James Sickman, [REDACTED] Three Rivers CA 93271

RE: Need for more regulation of short-term rentals (STRS) in Three Rivers, California

I have owned my home in Three Rivers for 31 years. During the past 5 years there has been an explosion of STRs that are causing a myriad of issues including inflation of real estate prices, lack of housing for long-term renters (including Park Service employees), reduced enrollment of students in pre-school and K-8; increased traffic, noise, garbage and a proliferation of substandard housing (garages and tents with port-a-potties being rented out as STRs). The County recently estimated that there are 294 STRs in Three Rivers. Based on the 2010 Census (Wikipedia), there were 1,312 housing units in Three Rivers and 277 of them were occupied by renters. Today STRs make up at least 20% of our total housing stock and vastly outnumber the number of homes and apartments available to rent for local workers. Currently there are only two home listed for rent on Rentals.com and they both rent for more than \$2,000! Anecdotally, I have heard of Park Service employees turning down jobs at Sequoia-Kings National Park because they could not find rental housing. Lack of long-term rentals and crazy house prices are huge barriers to young families hoping to make Three Rivers their home.

I strongly urge you to vote Yes on Option A to place a moratorium on new STRs in Three Rivers.

I believe we have reached a point of STR saturation in Three Rivers. On page 2 of this letter the table shows year-over-year changes in Airbnb revenue for 25 cities in the US. Fresno and Bakersfield had revenue declines of ~40% between May 2022 and May 2023. We have seen a similar downward trend in occupancy of the STRs near our house and I imagine revenues are dropping for STRs owners. Placing a moratorium on new STRs and weeding out the low-quality units (like garages, tents (“glamping”) and trailers) will strengthen the financial condition of the existing high quality STRs.

The problems we are seeing in Three Rivers are happening in towns throughout the Sierra Nevada region. I researched the Internet to determine which counties that border the Sierra Nevada (from Lake Tahoe to Bakersfield) have ordinances that address STRs and made the table on page 3. All 16 of the counties require STRs operators to register them and pay transient occupancy tax (TOT). Twelve of the 16 counties also have additional regulations to preserve residential neighborhood character and address nuisances caused by STRs. These regulations range from caps on the number of STRs permitted (Placer, Nevada, El Dorado counties), to requirements that operators live on site (Plumas), to moratoriums on new STRs (Mono, and being considered in Mariposa) to common sense rules on bedroom occupancy levels and nuisances like noise, lighting and trash. **Tulare County currently has no common-sense rules for STRs** (although the City of Visalia is wisely working on this).

Sincerely,

James Sickman

Airbnb Revenue Declines by County

% Chg in RevPAL from May 2022-23 3 Month Avg (Source: AllTheRooms)

Rank	Metro, State	County	RevPAL May 2022..	RevPAL May 2023..	% Drop
1	East Stroudsburg, PA	Monroe County	\$3,529	\$1,669	-52.9%
2	Lake Havasu City, AZ	Mohave County	\$3,930	\$2,005	-50.4%
3	Kalispell, MT	Flathead County	\$2,073	\$1,065	-49.2%
4	Austin, TX	Travis County	\$5,002	\$2,601	-48.6%
5	Sevierville, TN	Sevier County	\$6,228	\$3,266	-48.4%
6	Phoenix, AZ	Maricopa County	\$5,661	\$2,979	-48.2%
7	Myrtle Beach, SC	Horry County	\$3,187	\$1,672	-47.9%
8	Homosassa Springs, FL	Citrus County	\$4,345	\$2,304	-47.9%
9	San Antonio, TX	Bexar County	\$3,538	\$1,911	-47.0%
10	Gulfport, MS	Harrison County	\$3,386	\$1,864	-45.7%
11	Fort Collins, CO	Larimer County	\$3,165	\$1,780	-43.6%
12	Denver, CO	Arapahoe Coun..	\$2,737	\$1,554	-43.1%
13	Phoenix, AZ	Pinal County	\$3,045	\$1,762	-42.6%
14	Colorado Springs, CO	El Paso County	\$3,064	\$1,762	-42.6%
15	San Antonio, TX	Comal County	\$3,383	\$1,969	-42.1%
16	Jacksonville, NC	Onslow County	\$3,062	\$1,803	-41.3%
17	Fresno, CA	Fresno County	\$2,282	\$1,356	-40.7%
18	Seattle, WA	Pierce County	\$2,632	\$1,564	-40.6%
19	Port St. Lucie, FL	St. Lucie County	\$3,182	\$1,925	-40.5%
20	Medford, OR	Jackson County	\$2,232	\$1,323	-40.5%
21	Mobile, AL	Mobile County	\$2,770	\$1,673	-40.0%
22	Coeur d'Alene, ID	Kootenai County	\$2,252	\$1,364	-39.7%
23	Bend, OR	Deschutes Cou..	\$2,494	\$1,510	-39.6%
24	Denver, CO	Jefferson County	\$3,578	\$2,161	-39.6%
25	Bakersfield, CA	Kern County	\$2,386	\$1,464	-39.2%

Accessed 10/22/2023 3:31 pm: <https://gvwire.com/2023/06/29/is-an-airbnb-crisis-looming-in-fresno-as-demand-plummets/>

County	Must register and pay TOT	Additional rules to preserve residential neighborhood character and address nuisances caused by STRs	Month/Year when most recent ordinance was passed	Notes	Link
1 Plumas	YES	YES	March 2021	Town of Quincy: Operator must live on premises	https://ecode360.com/37658786
2 Placer	YES	YES	April 2022	STR numbers capped	https://www.placer.ca.gov/DocumentCenter/View/67683/STR-Ordinance_Fact_Sheet_final
3 Sierra	YES	YES	October 2022	Prohibits STRs in garages, ADUs, RVs etc.	https://www.sierracounty.ca.gov/DocumentCenter/View/7640/STR-Ordinance-1117?bidId=
4 Nevada	YES	YES	January 2021	STR numbers capped	https://www.townoftruckee.com/government/administrative-services/short-term-rental-division/str-ordinance-history
5 El Dorado	YES	YES	December 2020	STR numbers capped	https://library.municode.com/ca/el_dorado_county/codes/code_of_ordinances?nodeId=PTAGECOOR_TIT5BUTALIRE_CH5.56VAHORE
6 Amador	YES	YES	July 2022	Rules about trash, noise, lighting	https://cms8.revize.com/revize/jacksonca/Short%20Term%20Rental%20Application%20350-%209.2023.pdf
7 Alpine	YES	YES	May 2021	Rules about trash, noise, lighting - prohibits STRs in ADUs, garages, sheds etc.	https://www.codepublishing.com/CA/AlpineCounty/#!/AlpineCounty18/AlpineCounty1873.html#18.73
8 Calaveras	YES	YES	Unknown	Lake Tulluch: Limits on room occupancy; rules about trash, noise, lighting	https://library.municode.com/ca/calaveras_county/codes/code_of_ordinances?nodeId=CD_ORD_TIT20RECOAR_CH20.20LATUSHTEVARE
9 Tuolumne	YES	YES	February 2021	City of Sonora: Limits on room occupancy; rules about trash, noise, lighting	https://sonoraca.com/wp-content/uploads/2021/09/ORD.-880-09272021204854.pdf
10 Mariposa	YES	YES	October 2022	Moratorium and additional restrictions under review	https://www.mariposagazette.com/articles/vacation-rental-issue-is-put-on-hold-by-county/
11 Mono County	YES	YES	June 2022	Moratorium in place. Operators of STRs must live on site or on adjacent property	https://monocounty.ca.gov/community-development/page/short-termtransient-rentals
12 Madera	YES	NO	Unknown		https://mcclibraryfunctions.azurewebsites.us/api/ordinanceDownload/16466/1122609/pdf
13 Fresno	YES	NO	September 2019		https://library.municode.com/ca/fresno/ordinances/code_of_ordinances?nodeId=982998
14 Tulare	YES	NO	unknown	County BOS considered stronger ordinance in 11/2019 but rejected it.	https://tularecounty.ca.gov/treasurertaxcollector/forms/transient-occupancy-taxtot/tot-registration-form/
15 Inyo	YES	YES	February 2020	Limits on STR per parcels and room occupancy levels. Prohibits STRs in garages, sheds etc.	https://www.inyocounty.us/sites/default/files/2020-06/Ordinance%201251.pdf
16 Kern	YES	NO	unknown		https://www.kcttc.co.kern.ca.us/index.cfm?fuseaction=kcttcinternet.showShortTermRental

From: [Karen Bodner](#)
To: [Clerk of the Board](#)
Subject: PUBLIC COMMENT - 10/24/23 AGENDA ITEM #20 SHORT TERM RENTALS
Date: Sunday, October 22, 2023 2:53:22 PM
Importance: High

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To the Board of Supervisors:

I am a resident of Three Rivers. I'm writing to urge you to **support Option Number 5**, the proposed moratorium on short term rentals in Three Rivers. Of the five proposed options, only the moratorium will maintain the status quo while a serious consideration can be undertaken to come up with a reasonable and feasible permanent solution to mitigate the demonstrated impacts on our community. Maintaining the status quo alone - Option 1 – is unacceptable, as it, by design, does not address the issues and does nothing to mitigate the harms.

As previously explained by the Tulare County Resource Management Agency (the "RMA) in its February 6, 2018 Agenda Item for the Board's consideration:

The ever-increasing popularity of STRs has come with unanticipated and unwanted problems, particularly for the Three Rivers community. There are 294 STRs located within the Three Rivers Urban Boundary. This accounts for over 60% of all STRs in unincorporated Tulare County....Approximately 22% of the homes in Three Rivers are now STRs which has also driven up the cost of housing making it unaffordable for many young families, especially families with school age children.

The impact on the Three Rivers school is clear: enrollment is significantly down, as the number of families with young children has dwindled.

The impact on our neighborhoods is also clear: a number of local "town hall" meetings have documented negative impacts caused by some short-term rental visitors, including excessive noise, after-hours partying, improper handling of trash/garbage (which then leads to foraging by the local bear population - which can create dangerous situations for the visitors, residents and the bears), and parking conflicts. More seriously, visitors unfamiliar with our fire prone area and plant life have been known to deal recklessly with outdoor fires, fireworks, etc.

I support, and urge you to support, the following proposals from that 2018 submission:

- Limit the amount of STRs to a specific number or percentage of homes in the community.
I suggest that this provision go farther, and also limit the number of units that may be owned by one (or related) entities. This would address the situation faced in other localities where large corporate entities buy up a number of properties and convert them, thereby creating a "hotel effect."
- Owners of multiple STRs be required to offer fifty percent (50%) of their properties - of

equitable size/condition - as long-term rentals.

- The permit/license to run with the owner and not the land, terminating upon change of ownership.
- No existing or future apartment buildings/housing complexes to be used as STRs.
- Bear proof trash cans/enclosures are required for all STRs.
- STRICT fire regulations, and all fireworks prohibited.
- Water conservation and fire safety pamphlets or brochures shall be provided and displayed in a prominent location within the rental unit.
- Lighting standards and guidelines, as feasible and appropriate to minimize light pollution, glare, light trespass, and to protect the dark skies.
- The short-term residential rental unit owner or authorized agent shall be personally available by telephone on a 24-hour basis and maintain the ability to be physically present at the property within one hour to respond and remedy calls or complaints regarding the condition or operation of the unit or the behavior of persons on the property in violation of this Section or other law.
- A three (3) strike rule that would result in a loss of permit/license to operate.

With all of these proposed regulations, *enforcement* is key. Too many regulations and standards have been unenforced in Three Rivers in the past. In addition, I suggest that these provisions apply to all of Three Rivers, not just within the Urban Development Boundary. We all consider ourselves to live in Three Rivers, and we have already seen unwanted and ill-conceived development permitted outside the UDB.

Finally, while the current agenda item attempts to minimize the steps taken by other municipalities to deal with what is becoming a growing problem nationwide, as noted in RMA's earlier proposal to this Board:

Many local jurisdictions, including vacation rental communities, have adopted, or proposed strict regulations on STRs. Many, including Hermosa Beach, Laguna Beach, Manhattan Beach, Temecula, and Santa Monica, ban STRs all together or are in the process of phasing them out.

In sum, I strongly urge you to adopt Option 5 and the reasonable regulations set out above, which address the concerns of Three Rivers residents.

Respectfully submitted,

Karen Bodner


Three Rivers, CA 932

From: [I. Sami Siddiqui](#)
To: [Clerk of the Board](#)
Subject: Public Comment -#20
Date: Monday, October 23, 2023 10:33:29 AM

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

Take NO ACTION for now!

Thank you,

I.Sami Siddiqui | Real Estate Professional | CALBRE 01449886 [REDACTED] [@segwaysami.com](mailto:[REDACTED]@segwaysami.com) | 916-[REDACTED]
[REDACTED]



From: [eks blue](#)
To: [Clerk of the Board](#)
Subject: 10/24/23 STR Agenda Item Three Rivers
Date: Sunday, October 22, 2023 2:19:31 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear County Supervisor Clerk,

Please forward/copy this letter to each individual Supervisor regarding the upcoming 10/24/23 Agenda item on STR in Three Rivers.

I had previously sent this letter as a Word document but was concerned that it might not translate. Thank You,
Eric Siss

Dear Tulare County Supervisors,

After being blessed with 75 years in this wonderful life we share, I have clearly learned a valuable lesson.... You cannot legislate personal responsibility! As a citizen, home owner, renter, landlord, father, grand father and husband I believe it is each individual's responsibility to respect each others rights to private property ownership, to privacy, to life, to liberty and the pursuit of happiness!

You have been empowered with the responsibility, by the citizens that have selected you to be the guardians of those tenets, to enact reasonable laws that protect our rights and our freedoms and to make laws that can be reasonably enforced and do not violate the rights of our fellow citizens!

Three Rivers is a community that my wife and I have loved for over 40 years and have committed our life's savings to a home that we have here and a cabin in Springville! Is there any greater commitment to a community than that?

Every year we give over \$15,000 in property tax and TOT to this county expecting very little in return.

This tiny town is the gateway to one of the planets greatest treasures and we have enjoyed sharing it with some of the most wonderful people that have come here to experience its glory!

We believe that our community should receive a commitment by you, as our stewards, to have the revenue from the STR of Three Rivers be solely allocated as a generating source of income for the county to create a stable water system, solid waste system and additional housing outside of STR for those who are seeking employment and building families and business and a life in Three Rivers! Federal funds should also be sought to assist you in finding the solutions to the impacts created by park visitors.

This community takes the full impact of a major National Park and its visitors! It has been the significant part of its history. There have been some residents that have voiced a desire to return to the community that existed in the 60's and 70's but that reality only lives in the stories we tell our grandchildren.

The proposal, that was presented by staff, we would assume was created as a directive by the members of this body, will be moved to enact laws affecting our community and the business's that depend on this community for its survival. We are living in an age of technical innovations that have created many new sources of income for many of us faced with fixed incomes and the ever growing burdens placed on us by inflationary policies and taxation.

My hope, as a senior citizen, is that you will take into consideration expanding opportunities for our community to grow rather than creating laws that would will only further to burden law enforcement and crush an ever growing source of revenue for this county!

This is your chance to exercise your wisdom and to explore all the opportunities available to help bring growth and stability to our community that is truly one of the gateways to one of the wonders of this world!

My wife and I thank you for your service!

Eric Siss

Cara Brown

[REDACTED]

Three Rivers, Ca. 93271

310 [REDACTED]

[REDACTED]@hotmail.com

From: [eks blue](#)
To: [Clerk of the Board](#)
Subject: Letter to Supervisors/Three Rivers 10/24/23 Agenda
Date: Sunday, October 22, 2023 2:07:06 PM
Attachments: [Dear Tulare County Supervisor .docx](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear County Clerk,

Please copy this letter to the individual County Supervisors regarding the agenda item being presented at the 10/24/23 meeting regarding Three Rivers Short Term Rentals.

Thank You,
Eric Siss

Dear Tulare County Supervisors,

After being blessed with 75 years in this wonderful life we share, I have clearly learned a valuable lesson.... You cannot legislate personal responsibility! As a citizen, home owner, renter, landlord, father, grand father and husband I believe it is each individual's responsibility to respect each others rights to private property ownership, to privacy, to life, to liberty and the pursuit of happiness!

You have been empowered with the responsibility, by the citizens that have selected you to be the guardians of those tenets, to enact reasonable laws that protect our rights and our freedoms and to make laws that can be reasonably enforced and do not violate the rights of our fellow citizens!

Three Rivers is a community that my wife and I have loved for over 40 years and have committed our life's savings to a home that we have here and a cabin in Springville! Is there any greater commitment to a community than that?

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We believe that our community should receive a commitment by you, as our stewards, to have the revenue from the STR of Three Rivers be solely allocated as a generating source of income for the county to create a stable water system, solid waste system and additional housing outside of STR for those who are seeking employment and building families and business and a life in Three Rivers! Federal funds should also be sought to assist you in finding the solutions to the impacts created by park visitors.

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This is your chance to exercise your wisdom and to explore all the opportunities available to help bring growth and stability to our community that is truly one of the gateways to one of the wonders of this world!

My wife and I thank you for your service!

Eric Siss
Cara Brown



Three Rivers, Ca. 93271

310 [REDACTED]

[REDACTED]@hotmail.com

From: [Kathryn Dunaway](#)
To: [Clerk of the Board](#)
Subject: Public Comment - #20
Date: Sunday, October 22, 2023 2:07:29 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I was disheartened to read the negative public comments concerning STR in Three Rivers - a lot of which is not true.

I have lived here for almost 20 years and have seen businesses come and go - but I cannot say the businesses that left were a result of STR.

I believe the STRs bring additional business to this town as there is a limited amount of lodging here. It allows people to visit the park and all of the other things Three Rivers offers.

If a neighbor has an immediate problem with a STR issue, that neighbor should contact the owner of the property, either directly or, if the STR has a manager, the manager. The County should not make different rules for STRs as they do for permanent residents, such as requiring STRs to have a bear proof trash can, parking, etc. Fundamental property rights are at issue here.

Before any decision is made, I hope further investigation will be made.

--

Kathryn Dunaway
(559) [REDACTED] bus.
(559) [REDACTED] fax.

From: [Robert Schwan](#)
To: [Clerk of the Board](#)
Subject: Comments Regarding 3 Rivers STR's
Date: Sunday, October 22, 2023 8:33:04 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To: Board of Supervisors

My wife and I are part time residents of 3 Rivers and have a part-time STR on our property as do many of our friends in the community who are full time residents. We bring many friends and family into the community. I also serve on the board of the Sequoia Parks Conservancy.

I have reviewed the issues being raised and have the following comments:

- The reasons for people leaving the 3 Rivers community are unfortunately much more complex than STR's. If 22% of the homes are STR's that leaves 78% available for people looking to live year round in 3 Rivers. With the glut of STR's there will be a natural attrition and more property will become available for purchase. As far as affordability goes, can the government seek to control property values? The biggest reasons I hear from people for leaving the community are: longer and more intense heat waves exacerbated by global warming and the consequences of more extreme fire seasons and the air quality and unaffordable insurance costs that are a result of these phenomena.
- Being the gateway to Sequoia and Kings Canyon is the main driver of the 3 Rivers economy and the parks closures over the last few years brought on by Covid and the fires has had a sustained impact on the community.
- There is no doubt that STR's should be held to regulatory standards of parking, trash, lights, noise and water conservation that are necessary to maintain a peaceful and enduring community. There may also be some consideration regarding LLC's purchasing residential property as opposed to individuals.

I love 3 Rivers and like many in our community I am disappointed by the loss of our pharmacy, vet and other businesses we all depend on. I wish I knew the answer to revitalizing 3 Rivers. There was a hotel project proposed a couple of years ago that would have brought jobs and money into the picture. The community didn't want it. I can see both sides but in order to grow a younger population, they need to have employment. There are a number of retired, full time residents that depend on their STR's that would be negatively impacted by over reaction.

I know the responsibility of the task before you is challenging and thank you for taking it on and considering my viewpoints along with all your constituents.

Very best, Robert Schwan

From: [Elizabeth Holliday](#)
To: [Clerk of the Board](#)
Subject: Public Comment--#20
Date: Saturday, October 21, 2023 1:21:40 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I do not have any STRs and do not plan to. However, I am a concerned citizen who has lived in Three Rivers for over ten years and plans to stay here for the duration. I care about what happens to my town now and in the future.

Unregulated STRs are having a corrosive effect on the community of Three Rivers as roughly outlined in the draft. The negative impacts outlined are more nuanced than suggested. However, the painful changes to our town will only get worse without some kind of STR ordinance and regulation, and enforcement.

I have no argument with permanent residents who have one or two STRs onsite, who are able and willing to responsibly manage and oversee issues such as noise, bear-aware practices, trespassing, appropriate light, parking, etc. It has not escaped my attention that the people I know who have one or two onsite STRs tend to engage in civic and social organizations that make Three Rivers a thriving place to live. Permanent residents have a vested interest in the quality of life in their community. Therefore, I do not support a moratorium on one or two onsite STRs. Please do not punish the group that is already behaving responsibly with their one or two onsite STRs.

Moving forward I would like to see a limit of one or two onsite STRs, and a limit on how many are allowed in our village. When neighbors know their neighbors, and know how to communicate with them there is less risk of the painful issues such as were outlined in the draft which are inflaming local residents. We are capable of creating and sustaining a community, but there need to be rules; let people know the rules, play by the rules, and know that the rules are enforced.

Please take action with an ordinance and regulatory program. You have the power and responsibility to do so in order to promote public good. Option B of taking no action is to communicate that there is nothing wrong with unbridled greed at the expense of a thriving community, and guarantees that our woes will multiply.

Sincerely,
Elizabeth Holliday

Enough of this antiquarian twaddle. Let's have a swim.
--Lord Byron

From: [Joshua Flickinger](#)
To: [Clerk of the Board](#)
Subject: Public Comment - 10/24 Meeting Agenda Item 20 - Three Rivers Short Term Rentals
Date: Saturday, October 21, 2023 8:35:08 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To the Tulare County Board of Supervisors,

I cannot attend the Oct. 24th meeting because of my work schedule. However, I am writing to express my SUPPORT OF OPTION A as outlined in the agenda item.

Here's why:

Affordable housing in Three Rivers has become incredibly difficult to find. While some factors in housing affordability are outside the control of county government, we expect the county government to protect our town from exploitation.

First, a little bit of anecdotal evidence about short-term rental (STR) impacts on affordability. My partner and I are expecting a baby next month. For the sake of family stability, we decided earlier this year that we'd get serious about buying a house. We put in asking bid or higher on multiple homes and were consistently turned down. These homes ended up selling \$50k to \$100k higher than our bids - and we know that many of the homes we were interested in are now short term rentals. In other words, we were in direct competition with those seeking to invest in the STR market and we couldn't compete. This is the nature of markets, but this what locals are facing.

Second, a bit of hard math to back up the above. Through our real estate agent, we were finally able to find a seller who specifically wanted to sell to locals who were going to live in the house. We ended up buying a modest 2 bedroom (1,100 sq ft) home for 385k. Our mortgage is roughly \$2,600 a month. If you apply the general rule that a family should spend 30% of their income on their home, then our monthly income would need to be almost \$8,700 a month. Take a poll to see how many young families are making \$8,700 a month in Three Rivers. I can tell you from looking at the federal wage scale that it at least won't be many park employees until you get to the management tier.

Hopefully the above stands as evidence that Three Rivers housing is becoming unaffordable for working people. Some of our peers have already left town, others are considering it. Short term rentals absolutely bear part of the responsibility by driving housing demand up and housing supply down. I am not completely against STRs - after all we live in a popular vacation area and our local economy depends on tourists. But if the county's goal is to maintain a functional community in Three Rivers (which is certainly the goal for those of us living here), some kind of intervention should be obviously necessary.

From the agenda item, it looks like the specifics of the potential intervention would be discussed and solidified at a future date. In case that's a bad assumption, I'll wrap up with one thought about interventions. Recognizing that not all short term rental situations are equivalent, I personally feel that the intervention should focus on disincentivizing people from owning multiple STRs. In my view, there is a difference between owning one or two STRs

and owning five or six. One might reasonably be considered use in the spirit of the STR platforms, while the other can only be considered commercial exploitation of an unregulated market. A progressive tax may be a palatable solution, making each subsequent STR more and more expensive to own (while generating more and more kickback to the county to be re-invested in the community). Either way, option B, or no intervention, is a non-starter.

Thanks for your time and consideration on this matter.

Regards,
Joshua Flickinger

From: [Yahoo](#)
To: [Clerk of the Board](#)
Subject: Public comment #20
Date: Saturday, October 21, 2023 7:26:37 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Control of housing in Three Rivers is vital for the life of the community.

[Sent from Yahoo Mail for iPad](#)

From: [Joyce Foley](#)
To: [Clerk of the Board](#)
Subject: Three Rivers short term rentals
Date: Friday, October 20, 2023 10:10:18 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I presently live at [REDACTED] Three Rivers, CA 93271.

My landlords are Mike and Debra Hauber.

Have been a tenant here since March 1, 2019. On September 13, 2023, Debra informed me that she was going to give me notice to vacate the premises as they were going to renovate the entire house, which is a duplex. There is also a crack in the foundation of my living room. Last year I was told that I would have to move, so I put first and last month's rent down on a cabin at the water wheel. Earlier I had sent a text to Debra if there was any way that I could stay; I would pay them \$250.00 more rent. When Debra accepted my offer, she said they decided not to renovate. They would just do repairs little by little and I could stay. They had planned to turn the duplex into a vacation rental but decided not to.

I was lucky enough to get my money back from the water wheel and I didn't have to move. Now a year and 1/2 later, she's telling me I have to move. If I had known this was going to happen, I would have moved then. Now I'm faced with having to try to find a place to live by the end of November or be homeless.

I am 68 years old on a fixed income. This has created a hardship for me, not to mention I do not want to leave Three Rivers. This is my home.

Debra did write me a nice referral letter, and so did my previous landlord. This does not change the fact that I have to move. I'm at a loss. If I could be guaranteed that I could move back in when the changes are made, I would put my things in storage and stay with a friend until repairs were done.

However, I think they are turning my home into a short-term rental. They already have done that with three houses on this property, and I believe they have two others, maybe more. I want to know if I have any rights regarding this matter. I feel like I'm being displaced for the sake of another short-term rental.

I will try to attend the meeting on the 24th.

Sincerely

Joyce Foley

From: [Christian Lewis](#)
To: [Clerk of the Board](#); [Eddie Valero](#)
Subject: Public Comment – #20 - Short-Term Rentals in Three Rivers - COMMENTS
Date: Friday, October 20, 2023 3:06:36 PM
Attachments: [image.png](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

My name is Christian Lewis. I am a local business owner and resident of 6 years and have clearly seen a very negative evolution of our small town caused by the unregulated growth of short term rentals.

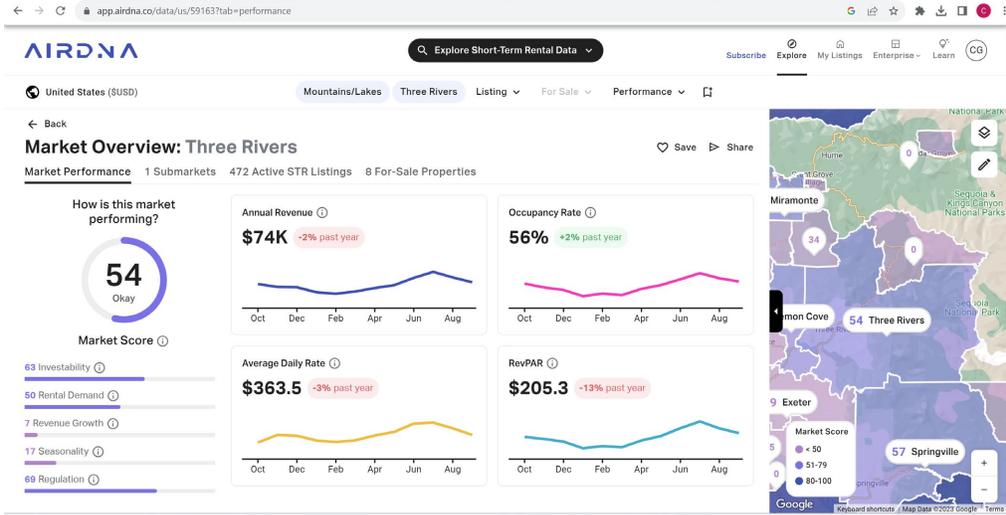
ACCURATE DATA: The data that is being used to analyze the extent of the problem is not accurate. I used to work in the hospitality industry for 10 years prior to coming to Three Rivers and know of a website/tool called AIRDNA (www.airdna.co) that aggregates all the short term vacation rentals that are available in any given town and provides data about them. Please see the attached image for what is shown for Three Rivers...a total of 472 ACTIVE listings with 452 of those being full units, not individual rooms, this would imply the percentage of short term units is closer to 30-40% NOT just 22%. Also, this tool rates each town on 5 aspects and Three Rivers is rated the highest on lack of regulation and ease of entry...NOT a good thing.

Here is why short term rentals need to be regulated (not banned):

- 1- DEMISE OF NEIGHBORHOODS: I am very clearly seeing the demise of our small neighborhoods. We are no longer surrounded by the neighbors we know but by transient guests that we don't know. Our residential zones are becoming commercial zones with the large amount of rentals. Today we can't feel as comfortable letting our kids run and play around the neighborhood.
- 2- INFLATED REAL ESTATE PRICES: The increased demand for short term rentals has driven up the competition and pricing for homes making it nearly impossible for new families to move into town.
- 3- LABOR SHORTAGE: With the exceedingly high prices of homes, it is VERY hard for us to hire employees for the industry as most folks don't want to or cannot afford to drive back and forth from neighboring towns such as Visalia.
- 4- WILDLIFE ISSUES: Although some locals are also to blame, most bear encounters with trash cans occur at short term rentals that put their trash out when they check out, regardless of when trash pickup day is.
- 5- WATER QUALITY AND USAGE PROBLEMS: It is very clear that many short term rentals are allowing a larger number of guests than allowed by the septic systems causing an overtaxing of the septic systems which will lead to leaching and contamination of our water sources.
- 6- CLOSURE OF LOCAL AMENITIES: Our local pharmacy shut down, our local pre-school/daycare shut down, and we have heard our local school is a year away from potential closure too, all due to a small level of enrollment. More short term rentals equals less resident families which leads to lower enrollment.

Thank you very much for considering my opinions and those of my fellow residents!

Regards,
Christian Lewis



From: [christie h](#)
To: [Eddie Valero](#); Clerk of the Board
Subject: 10/24 agenda item comment
Date: Friday, October 20, 2023 2:30:30 PM

This Message Is From an Untrusted Sender

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Supervisor Valero and Tulare County Supervisors:

I am a full-time resident and homeowner in Three Rivers, California. I do not own a short-term rental (STR). I have read the STR agenda item and I do not support a STR moratorium.

More data must be collected to ensure that a moratorium or any STR-related action won't reduce affordable housing opportunities for families visiting the community/parks, won't affect the community economy, won't affect property values of locals, and won't impact property owner's rights to supplement income. A moratorium will not solve the affordable community housing issue in a national park gateway community.

Some Three Rivers residents are saddened by changes in our community and they want things to return to past times. Unfortunately, many of these same people incorrectly attribute community change as being directly caused by STRs. Our town, like other communities, will always evolve. It is fair to mourn some community changes, but it is also important to pivot, maintain resiliency, and develop new business and community/cultural opportunities. Making STRs the scapegoat of all problems won't bring back the past. I am dismayed by the excessively negative, prejudicial, and untruthful information spread about STRs' impact on the community, and I feel I must speak out.

For reference, I have a 25+ year career working as a federal servant (NPS, BLM, USFWS) as a biologist and science communicator and have experience working with black bears.

I live in Cherokee Oaks and "collect data" daily as I observe things during my 1–2-mile dog walks and while at home:

- All speeding I have witnessed in my neighborhood is done by locals.
- I live by three nearby vacation rentals. They have only been noisy two times in 3 years (minor noise that settled by 10:30). This is much less than the noise that comes from other full-time nearby residents.
- I have observed 0 parking issues associated with STRs in my

neighborhood.

- Storing trash away from wildlife is definitely an issue. BUT STRs are not solely (or a majority) to blame. My neighbors are not securing the garbage AND they are feeding pets, turkeys, quails, and songbirds outside, which exacerbates the bear-food issue. We have a situation where far too many bears are human food conditioned and locals are definitely a part of the problem. It literally only takes one person's unsecured trash and a bear will forever test garbage cans. The ONLY solution for this issue is bear-proof trash receptacles used throughout Three Rivers.
- STR occupants have interacted with me positively and chatted with me while I walk the neighborhood. I've seen them trying to reunite lost dogs with their owners, biking with their kids, and just enjoying the peace of our neighborhood.
- I have observed no open fires or excessive light pollution.
- To my knowledge, STRs are already abiding by 10pm noise curfew, trash storage (for the most part), parking in driveway, and closed fires (as previously discussed at other meetings).

Other information that is incorrectly attributed to STRs:

- It is my understanding that the nursery school provider was provided with an option to help keep open her facility part time, but opted out.
- The pharmacist and his wife retired, they were not forced out by STRs, and he sent a letter to the community explaining his departure.
- Sequoia Kings has not filled ~40-50% of their vacant jobs in the last two years. My husband and I both left our jobs there. People are not departing due to housing—they are departing due to non-competitive wages, poor treatment, and/or lack of telework opportunities. If the superintendent claims he cannot fill positions simply due to a lack of housing, he lacks awareness of the full scope of the issue. The park is not repairing their housing and they are not paying people the same living wages offered at other nearby parks or federal agencies. Having a major community employer with vacant jobs is a direct effect on decreased school and nursery school enrollment.

Two things that can help the community immediately:

Work with Mid Valley to get a seed grant that purchases bear-proof garbage cans for all homes. It is possible and I've lived in other communities where I had a bearproof canister. Mid Valley should be required to provide bear-proof cans.

The apartment complex that was posted on the Three Rivers Helps Its Own

by Eddie Valero was fabulous. This is exactly what nearly every national park gateway community needs to support tourism sector employees and seasonal employees (1–2-bedroom units). It may take time, but it is the best solution for the demographic that needs housing. Sequoia Kings has several 3 bed, 2 bath housing units in Lower Buckeye that could accommodate new families. They also have a dormitory that could be repaired.

Please feel free to reach me via email if you have follow-up questions. Thanks for your service!

Sincerely,
Christie Hendrix
Meadow Drive, Cherokee Oaks, Three Rivers, CA

Sent from my iPad

From: [Louise Jackson](#)
To: [Clerk of the Board](#)
Subject: Fwd: Public Comment-#20
Date: Friday, October 20, 2023 2:29:11 PM

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Public Comment-#20

Less than an hour ago, I sent a suggestion to amend the proposed Short-term Rental Ordinance under consideration. I would like it to be replaced with the important underlined change as shown below. Thank you!

Louise Jackson

----- Forwarded message -----

From: Louise Jackson [REDACTED]@gmail.com>
Date: Fri, Oct 20, 2023 at 1:43 PM
Subject: Public Comment-#20
To: <ClerkoftheBoard@tularecounty.ca.gov>

Under the proposed STR program that places limits within the Three Rivers Urban Boundary, amend the third item to read as follows:

Owners of multiple STRs are required to offer fifty percent (50%) of their properties--of equitable size/condition--as long term rentals. If a rental unit lies within the adjoining property boundaries of the legal permanently owner-occupied residence, the equitable size/condition limit does not apply.

This change will alleviate questions about in-house and smaller 'mother-in-law' structures on properties being allowed, and will encourage more STR rentals to be locally owned and managed,

Thank you for your consideration of this suggestion.

Louise A. Jackson

[REDACTED]
Three Rivers, Ca

From: [Dustin Myers](#)
To: [Clerk of the Board](#)
Subject: Opposition to the Banning or Limiting of Short-Term Vacation Rentals in Three Rivers, CA
Date: Friday, October 20, 2023 12:25:31 PM

This Message Is From an Untrusted Sender

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Opposition to the Banning or Limiting of Short-Term Vacation Rentals in Three Rivers, CA and the Impact on Home Values

Dear Members of the Board of Supervisors,

I am writing to express my strong opposition to the proposed banning or limiting of short-term vacation rentals in Three Rivers, California, as it would have a detrimental impact on home values and exacerbate the already challenging economic conditions in our community.

In Three Rivers, where the real estate market is significantly influenced by vacation rental owners, any drastic restriction on short-term rentals would lead to a decline in property values. For many homeowners, their properties have served as investments that rely on short-term rentals to maintain and potentially increase their value.

A ban or severe limitation on short-term vacation rentals would not only cause property values to plummet but also negatively affect the financial stability of homeowners who have invested their hard-earned money into these properties. With our local economy already facing challenges, such a blow to home values could push some residents to the brink of financial ruin.

The repercussions would extend beyond individual homeowners to the broader economic landscape. The ripple effect would include a decrease in property tax revenues for our county and a decline in the financial well-being of local businesses, which rely on the spending of tourists drawn to Three Rivers by short-term vacation rentals. This downturn would further hinder the ability of local businesses to thrive in an already challenging economic climate.

It is essential to consider the interconnected nature of our local economy and the far-reaching consequences of such restrictions. We must balance concerns regarding noise and neighborhood disturbances with the need to preserve the financial stability of our community, which is largely driven by property values and the tourism industry.

I urge you to work collaboratively with the community to find balanced solutions that address concerns while safeguarding property values, homeowners, and local businesses. By doing so, we can ensure the continued prosperity of Three Rivers.

In conclusion, I implore you to consider the severe impact that banning or limiting short-term vacation rentals would have on home values and the economic well-being of our community. We kindly request your understanding and support in finding a solution that upholds the stability of our local real estate market in these already trying times.

Thank you for your time and consideration of our perspective on this crucial matter. We look forward to your thoughtful and well-informed decision.

Sincerely,

Good Neighbors Property Services

From: [Dustin Myers](#)
To: [Clerk of the Board](#)
Subject: Opposition to the Banning or Limiting of Short-Term Vacation Rentals in Three Rivers, CA
Date: Friday, October 20, 2023 12:09:18 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Members of the Board of Supervisors,

I am writing to express my strong opposition to the proposed banning or limiting of short-term vacation rentals in Three Rivers, California, as it would have severe and devastating consequences on my family's livelihood and the economic stability of our community. My family and I, along with many other homeowners, depend on income generated from short-term vacation rentals to make ends meet and provide for our families.

For years, my family has relied on short-term vacation rentals as our primary source of income. This decision was made not only out of necessity but also because we have a deep appreciation for the beauty and charm of Three Rivers. Such a restriction would be financially crippling for us, and we are not alone in facing this harsh reality. There are numerous homeowners who, like us, depend on this income to support their families and maintain their homes.

The economic repercussions of a ban or severe restriction on short-term rentals reach far beyond homeowners. A significant number of local service providers, such as handymen, cleaners, gardeners, and property managers, depend on short-term vacation rentals for their livelihoods. These individuals and businesses are vital contributors to the local economy, and the loss of this income source would lead to severe financial hardships for them as well.

Furthermore, our local businesses, including restaurants, shops, and recreational services, depend on the steady stream of tourists attracted to Three Rivers by the availability of short-term vacation rentals. These businesses benefit greatly from the tourism generated by visitors staying in our community, and the resulting decrease in tourism would be detrimental to our local economy.

In conclusion, I implore you to consider the dire consequences that banning or limiting short-term vacation rentals would have on my family and countless others in our community who rely on this source of income. We ask for your understanding and support in finding a solution that preserves our way of life while ensuring the continued prosperity of Three Rivers.

Thank you for your time and consideration of our perspective on this matter. We look forward to your wise and balanced decision.

Sincerely,

The Myers Family

From: [Sheila Moore](#)
To: [Clerk of the Board](#)
Cc: bhament45@gmail.com
Subject: Public Comment - #20
Date: Monday, October 23, 2023 11:48:09 AM

This Message Is From an Untrusted Sender

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Honorable Tulare Board of Supervisors -

Thank you for reviewing the concerns of the community of Three Rivers, California and adding our thoughts and voice into the record.

We are property owners in Three Rivers, California. We are Short Term Rental owners of a single property. We have had this property for 2 years. We pay Transient Occupancy Taxes and we are taxpayers in good standing. We love our home and the community of Three Rivers.

We feel there is no need for an ordinance and regulatory program for Short Term Rentals in Three Rivers. The negative impacts that a small and vocal group of community members are concerned with can and should be handled locally without the need for new county regulations and fees.

We truly appreciate everything about Three Rivers and we want to be supporters of everyone who lives, works and visits this amazing community. We do not think that more regulations and fees are the way.

We thank you for the opportunity to have our voice heard.

Barbara Hament and Sheila Moore

From: [Martha Widmann](#)
To: [Clerk of the Board](#)
Subject: Public Comment – #20
Date: Monday, October 23, 2023 11:46:21 AM

This Message Is From an Untrusted Sender

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October 23, 2023

TO: Visalia County Board of Supervisors:
Supervisors Valero, Micari, Vander Poel, Shuklian and Townsend,

RE: Direction regarding Short-Term Rentals in Three Rivers, CA

In 2019, we attended a community meeting in Three Rivers, with our then-supervisor to discuss the same Ordinances and Policies being brought forward now. It was also proposed at the time, that rental properties could be inspected with a possible fee attached, as a way to register STR properties with the county. Fast forward, as of today, nothing has been done to move this forward.

As long term residents of Three Rivers, [51 years for my husband and 26 years for myself] we have a short-term rental on the property we own next door to us. We started renting (Airbnb and VRBO) in 2019, just before the pandemic. The rental accomodates two people and we personally take care of management, cleaning and garbage. We are certificate holders with the County Tax Board and pay TOT as required. Because we value our neighborhood, we went to the one neighbor we felt would be most impacted by the rental, to discuss potential problems and how we could mitigate any issues. Its been a good experience and things have worked out for the attention given.

All this to say, we are in favor of the regulations proposed and feel that when things are spelled out, everyone plays by the same rules. There's more than a few of us operating STRs, who have lived here and consider ourselves in a different category from investor owners, or absentee owners — with two or more rentals — and which tend to be at the center of the situations causing consternation with friends and fellow Three River residents. While we're waved off by friends by saying, "What you're doing is different," it is still a source of frustration for them and their experience with STRs in their neighborhoods. We do sympathize with them.

We agree there are other aspects to considered, but one we think is important is the typography here. There are various areas in the foothills that are different than other places and will have different and specific issues. For example, when more absentee owner STRs appear in a neighborhood like Cherokee Oaks, or Mineral King Road neighborhoods — neighborhoods more like those found in the valley or in LA suburbs; they lose the cohesiveness of neighbors knowing each other and creating community together — which use to exist in those areas. Roads that run the length of the main fork are typically more rural, ie., Dinley Drive or even the North Fork or South Fork, for that matter. Renters get lost up here, a lot, and end up in someone's else's driveway, which is probably less annoying during the day, as it is sometimes very late at night. Unfortunately, people tend to drive those roads fast as well.

We know that tourists are good for local businesses, and we do what we can to make our guests aware of what is available in Three Rivers, while they're here visiting the Park. We appreciate Supervisor Valero bringing this back to the board and hope that the Board will choose to seriously discuss, research and implement some sort of thoughtful regulation of STRs here in Three Rivers. We hope the things we have mentioned will be taken into consideration and appreciate the opportunity to submit our thoughts.

Martha Widmann
Rick Badgley

martha widmann

559 [REDACTED]

[REDACTED]@sbcglobal.net

From: [Adrian Herrera](#)
To: [Clerk of the Board](#)
Subject: 10/24/23 - STR Agenda
Date: Monday, October 23, 2023 10:52:16 AM
Attachments: [STR Meeting 10.docx](#)

This Message Is From an Untrusted Sender

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Hello,

Below are my comments that I will be making at the 10/24/23 meeting in regards to the STR Agenda item.



Adrian S. Herrera
Guest Equity, Inc.

[559-██████████](#) [559-██████████](#) [GuestEquity.com](#)
 [██████████@GuestEquity.com](#)
 [██████████Tulare, CA](#)

GEvacationrentals
 guest_equity



STR Meeting 10/24/23

My name is Adrian Herrera, from Tulare, CA, I am a real estate broker and proud owner of Guest Equity, a vacation rental management company that operates in the enchanting town of Three Rivers. Today, I stand before you to highlight the positive impacts that short-term rentals have brought to our community and argue against the notion that they are solely responsible for the rising cost of housing and disturbances.

Firstly, it's important to acknowledge that everyone here values the tranquility and charm that Three Rivers offers. As a business owner, I share this sentiment and have built Guest Equity with the same values at its core. We have a strict no-party policy and enforce quiet hours, ensuring our guests respect the peace of our community. We have managed several properties in the area without a single complaint about noise or disruption. The picture that vacation rentals breed chaos is simply an inaccurate representation of the reality.

Now, onto the point about housing affordability. It is crucial to recognize that the issue of housing costs is not unique to Three Rivers, but a national concern. It is largely influenced by macroeconomic factors such as interest rates and confidence in our economy, not the presence of vacation rentals. In fact, if anything, the vacation rental market has been a boon to homeowners here, as it has contributed to the increased value of their properties. I don't recall ever hearing a homeowner upset about the prospect of selling their home for more money.

The unique geographical position of Three Rivers, at the gate of the Sequoias, attracts visitors from all corners of the globe. These visitors support our local businesses by spending at our restaurants, shops, and attractions. Vacation rentals play an integral part in this economic ecosystem, supporting a thriving tourism industry that benefits us all.

But let's address the elephant in the room: the supposed clash between vacation rentals and residents. Much of this tension seems to stem not from the rentals themselves, but from a small minority of problematic operators or antagonistic behaviors. This is not a problem intrinsic to vacation rentals, but rather a call for better communication.

As a community, we need to recognize that the rights of homeowners include the ability to rent their property. Placing a ban on vacation rentals would infringe upon these rights. Instead, we should focus on ensuring that all rentals - vacation or long-term - are operated responsibly.

We have the opportunity to create a community where residents, travelers, and businesses coexist harmoniously. A place where everyone, whether they are long-term renters, homeowners, or vacation-goers, respects our local norms and regulations. This is achievable through open and respectful communication, adherence to noise ordinances, and community engagement.

We need not paint vacation rentals as the villain of our story. Instead, we should recognize them as part of the rich tapestry of our community, contributing to the economic vitality and global

allure of Three Rivers. It is through understanding, compromise, and mutual respect that we can ensure our community continues to thrive without sacrificing the peace and serenity that make Three Rivers such a special place to live.

Thank you.

From: [Cindy Chiles](#)
To: [Clerk of the Board](#)
Subject: Public Comment - #20
Date: Monday, October 23, 2023 10:45:51 AM

This Message Is From an Untrusted Sender

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We are home owners in Three Rivers, and it is our opinion that the Board of Supervisions should take NO action on agenda item #20, regarding short term rentals in Three Rivers. Leave the situation as it currently is. STR brings lots of business to Three Rivers and the adverse impacts are manageable.

Thank you.

Cynthia L. Chiles and Helmut F Fischer

From: [Michael G Washam](#)
To: [Sheila Stone](#); [Eddie Valero](#); [Reed Schenke](#); [Kirsten A Bain](#); [Melinda Benton](#)
Subject: RE: Follow up for previous STR Meeting letter
Date: Monday, October 23, 2023 10:42:21 AM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for clarification. This will also become the part of the record.

Michael Washam, ACE
Associate Director

Tulare County Resource Management Agency
5961 South Mooney Boulevard
Visalia, CA 93277- 9394
Telephone: (559) 624-7128
GrowTulareCounty.org



From: Sheila Stone [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 10:30 AM
To: Michael G Washam <mwasham@tularecounty.ca.gov>; Eddie Valero <EValero@tularecounty.ca.gov>; Reed Schenke <rschenke@tularecounty.ca.gov>
Subject: Follow up for previous STR Meeting letter

This Message May Be Unsafe

Please verify with the sender offline and avoid replying with sensitive information, clicking links, or downloading attachments.

Good afternoon gentlemen,

When I wrote my first email, I was unaware that it was going to be put up as public information. I was writing to find out where all of this information was coming from and why it was even entered into the draft for this meeting as none of it stays on topic and is just personal opinion, a blame game, and overexaggerated hype or lies.

As mentioned, I kept it short to keep your attention but since it has been posted I feel the need to "finish" my letter.

First section I would like to Clarify is my comment of "The school is NOT the heart of the community.": The heart of the community is and are the businesses that keep the town open for the influx of tourists visiting Sequoia National Park! These businesses are also open for the

locals so we can have an evening out, get medical assistance, have a job to pay our bills, and to get basic necessities such as gas and groceries. These businesses, which are 100% the heart of our community are our restaurants, gas stations, medical clinic, hotels, vacation rentals, grocery and souvenir shops. Sequoia National Park is also the heart of the community because, without the park we would not have a town. Without the income of the tourists we would not have businesses that could stay open year round.

If it was not for Sequoia National Park and the tourists we would be a town with a lot of empty buildings. This is a fact as we have seen it in the past!

Here are the items that I am **100% in favor** of being regulated:

1. 1. Parking for the short-term residential rental unit shall be entirely onsite. There shall be no parking on unimproved surfaces and should include all weather surface and dust suppression. On-street parking by renters and guests is prohibited. **If a guest needs street parking then there are probably too many people in the home.**

2. Renter(s) shall observe "quiet hours" between 10 p.m. and 8 a.m. In addition, and regardless of the time of day, renters and guests shall not make, cause to be made, or allow to be made any loud, excessive, impulsive, or intrusive noise that disturbs the peace or quiet to any reasonable person of normal sensitivities in the area. **No need to even discuss, it's common sense for noise violations but one must be careful with the terminology for "Day Time" regulations.**

3. Bear proof trash cans/enclosures are required for all STRs. **Again, common sense but I firmly believe that our local "TOT Taxes" should go towards the purchase of "Grizzly Cans" for the entire town of Three Rivers - NOT just STR's. Instead of putting the TOT taxes from Three Rivers into your General Fund, put it back into Three Rivers. The county should require Mid Valley Disposal to pick up these cans and ALL dumpsters must be removed from all STR's and local residences. Dumpsters are a disgusting eyesore within the community.**

Getting Grizzly cans would definitely remove a lot of complaints, a lot of road trash, and a lot of eyesore dumpsters. Its an easy fix, spend the money and fix it ~ The money WE pay in TOT taxes to Tulare County!

4. Strict fire regulations, and all fireworks prohibited. **No need to discuss**

6. Lighting standards and guidelines, as feasible and appropriate to minimize light pollution, glare, light trespass and to protect the dark skies - **Agree but again need to be careful with terminology on guidelines. I personally would like to see Costco String lights banned from all STR's.**

7. The short-term residential rental unit owner or authorized agent shall be personally available by telephone on a 24-hour basis and maintain the ability to be physically present at the property within one hour to respond and remedy calls or complaints regarding the condition or operation of the unit or the behavior of persons on the property in violation of this Section or other law. **Local property managers should be required, no long distance management allowed.**

Lastly, if you plan on implementing a moratorium, then you need to keep in mind that there are people that have bought their 2nd home and have been and/or are currently in the process of remodeling them for STR use. These people were sold their homes knowing that they could open a STR. If you randomly decide to shut things down, then your dates need to reflect these homeowners that have already invested hundreds and thousands of dollars to open their home as an STR.

AND if Three Rivers get a moratorium then ALL of Tulare County needs the exact same moratorium. If you shut Three Rivers down, they will just move their STR's to Exeter, Woodlake, Visalia, Lindsey, Springville, etc. You represent the entire county, so any ordinances or moratoriums should be implemented county wide.

Thank you for your time to review this message and posting it before the meeting tomorrow.

Sheila L. Stone
Sequoia Vacation Rentals Inc.
Property Management
(559) [REDACTED]
<http://www.sequoiavacationrentals.com>

From: [Maria Yolanda Ramirez](#)
To: [Clerk of the Board](#)
Subject: To Tulare County Board
Date: Monday, October 23, 2023 2:10:58 PM

This Message Is From an Untrusted Sender
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To Tulare County Board

Regarding STR's in Three Rivers

Hello,

We have property in Three Rivers and love the area. Our plan is to eventually retire in this community. At times we have needed to rent a portion of our space on AirBnb to help with living expenses and mortgage payments.

We love to see how other families come and enjoy nature just as much as we do. Being able to rent out the space has helped us as well as our visitors that can enjoy the park.

We recently switched from a STR to a longterm lease but we would like the flexibility to go back to STR as needed in the future.

Lately many of the community issues have been blamed on STR's. I believe there are many factors to blame on the negative impact of a changing community and not everything can be attributed to short term rentals.

Three Rivers is an aging community, that impacts the number of children in school.

Three Rivers is a beautiful area with many visitors passing through daily, that affects parking, traffic and noise levels.

All of our guests have been very respectful and have followed our rules and suggestions regarding water, trash, and protecting the natural environment around us; including staying out of other peoples property.

We would like for the board to consider that the negative impacts mentioned in the complaints about short term rentals are not substantiated and cannot all be blamed on short term rentals.

Three Rivers is a beautiful area that should be shared. The need for affordable housing is as real here as everywhere else; we should be looking for affordable housing options together.

The cost of living and housing has increased everywhere in the state, not only in Three Rivers and not only due to STR's coming into the area.

Sincerely,

Manuel and Maria Ramirez

Sent from my iPhone

From: [KEN Greenspan](#)
To: [Clerk of the Board](#)
Subject: Public Comment on Tuesday's Board Agenda Item #20, Three Rivers Short Term Rentals.
Date: Monday, October 23, 2023 3:58:26 PM
Attachments: [Short Term Rental Letter #2.docx](#)

This Message Is From an External Sender

This message came from outside your organization.

I have attached a comment on Item #20, Three Rivers Short Term Rentals on tomorrow's, 10/24/23, Board of Supervisors Agenda.

Please do a quick reply that you received the comment.

Thanks,

Ken Greenspan

I'm Ken Greenspan, a Three Rivers resident for about 30 years.

I will be addressing three items regarding Agenda Item 20:

1. Short term rentals are businesses, not residences.
2. The number of short term rentals in the information on this item is greatly below the actual number.
3. The future of Three Rivers.

1. Short term rentals are businesses, not residences. They pay taxes like businesses. They have licenses like businesses. They book their rooms on web sites like businesses. The owners talk about how much money they make off their short term rentals. These short term rentals are businesses, and should be treated as such. And as such means they should be allowed only in zones where businesses are allowed, not in residential zones. If a three story motel is not allowed by the zoning on a parcel, then short term rentals should also not be allowed.

Because short term rentals in houses are businesses and are detrimental to an area, cities throughout California and the U.S. have passed ordinances restricting them. In California, San Diego, Ventura, Santa Barbara, Lake Tahoe and more have limited short term rentals. In the last several weeks, Los Angeles and New York have both limited short term rentals to only being inside primary residences while the owner is present. (As was the case previously in Tulare County.) When you vote to approve today's agenda item, you are not the first. You'll be following governmental agencies across the United States from L.A. to New York.

2. In the description of today's item, it calls out 294 short term rentals in Three Rivers or 22% of the housing. When I went to Airbnb.com, it says there's 385 places in Three Rivers. Added to that 385 is the other

web sites like VRBO, vacasa, and more, and people who rent directly on their own web sites. (VRBO lists 236 short term rentals in Three Rivers. I'm guessing there are short term rentals on more than one web site.) Obviously, the 294 short term rentals in the description is way too low.

If Airbnb has twice the number of short term rentals than all other sites combined, that puts the percentage of short term rentals at about 45% of the Three Rivers' housing. You can imagine what eliminating almost half of the housing stock for full time residents does to an area.

3. When I moved to Three Rivers about thirty years ago, it was a functioning, small town. We had post offices, restaurants, a drug store, a dentist, doctors, local workers, etc., and a school with about 250 students. Along with all of that, we had a small number of short term rentals in people's full time residences which the county required at the time.

Now with the increase in short term rentals and the loss of hundreds of full time residents, we've lost our drug store, our dentist, our veterinarian, our local workers, etc. And if things continue how they are now, there's a very good chance we'll lose our one school due to falling enrollment. Three Rivers was a functioning small town, but it no longer is.

Your vote today will decide which is more important, our functioning small town or the temporary occupancy tax. Please vote in favor of this agenda item, and in favor of the full time residents of Three Rivers having a functioning, small town.

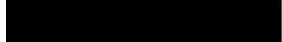
From: lindysullivan@aol.com
To: [Kirsten A Bain](#)
Subject: Comments on STRs in Three Rivers
Date: Monday, October 23, 2023 3:44:32 PM
Attachments: [sullivan comments on strs in three rivers.docx](#)

This Message Is From an External Sender

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Attached, please find my comments concerning much-needed regulations on short term rentals in Three Rivers.

Cheryl Lynn (Lindy) Sullivan, PhD



Three Rivers, CA 93271

October 23, 2023

Dear Tulare County Supervisors,

During the eight years I have lived in Three Rivers, I have seen the damage too many VRBOs have done to our community. I can't state the problems and need for solutions better than the Tulare County Proposed Short Term Rental Ordinance Draft of November 19, 2019¹:

"The unregulated proliferation of short term rentals can adversely affect the health, safety, and well-being of the County and its residents. Such adverse effects include, but are not limited to: increased traffic, noise and light pollution; issues of parking and fire safety; trespassing on adjacent properties; exceeding septic system design capacity and water consumption; and a negative effect on the general quality of life for impacted neighborhoods. The adoption of this section is necessary and desirable to protect the public health, safety and environmental resources of the County; to ensure the property rights of land owners are maintained; to clarify the County's enforcement authority with respect to certain activities related to short term rentals; and to otherwise ensure that public peace, health, safety, welfare, environmental, and nuisance factors related to the short term rental industry are adequately addressed."

Other towns and cities have managed to pass regulations governing numbers of short-term rental properties (STRs.) Some, for example Park Township, MI, and Tybee Island, GA, are prohibiting STRs in residential neighborhoods². Some, like Hermosa Beach, Laguna Beach, Manhattan Beach, Temecula and Santa Monica, ban Airbnb rentals altogether. I don't think we want or need to go that far in Three Rivers. There are, however, places that have instituted regulations that would make sense here. For example, Palm Springs is limiting the number of STRs in its jurisdiction to 20% of homes in residential neighborhoods and Frisco, CO, has capped the number of STRs at 900 (25% of the local housing stock.)

For Three Rivers to remain a vibrant community where young families are able to afford homes, it seems important to cap the numbers of STRs here. Even as some sort of cap is being put into place, a number of recommendations in the Tulare County Proposed Short Term Rental Ordinance could help alleviate problems. I would support all the items in the Ordinance draft but especially (paraphrasing and summarizing from the draft with my notes in parentheses):

1. Issuance of a short-term residential rental special use permit. (With some of the permitting fee used to inspect each and every STR to ensure that the unit has a water and septic system suitable to the number of guests invited to use the space and that all the requirements in the ordinance are being met.)

¹ <https://tularecounty.ca.gov/rma/index.cfm/rma-documents/planning-documents/draft-srt-zone-ordinance>

² <https://www.businessinsider.com/author/jordan-pandy>

2. Regulations for limiting maximum overnight occupancy (These should be based on septic capacity rather than the number of bedrooms.)
3. A short-term residential unit shall not change the residential character of the neighborhood.
4. Outdoor signs shall be no larger than 24" x 24" and are limited to the property management company's name and phone number. All other advertising signs are prohibited.
5. Street address must be clearly seen from the road and meet the requirements of the Fire Department.
6. Parking for the short-term residential rental unit shall be entirely onsite. There shall be no parking on unimproved surfaces and should include all weather surface and dust suppression. On-street parking by renters and guests is prohibited.
7. Renter(s) shall observe "quiet hours" between 10 p.m. and 8 a.m. In addition, and regardless of the time of day, renters and guests shall not make, cause to be made, or allow to be made any loud, excessive, impulsive, or intrusive noise that disturbs the peace or quiet to any reasonable person of normal sensitivities in the area.
8. The accumulation of trash and debris on the site or within the unit is prohibited. If wildlife causes debris to be found on or around the short term rental property, an animal proof trash bin enclosure is required. (Better still, require STRs to have bear proof cans similar to ones currently being used in Lake Tahoe.)
9. Pets, if allowed by the operator, shall be secured on the property at all times. Continual barking or other nuisances created by unattended pets are prohibited.
10. STRICT fire regulations, and all fireworks prohibited.
11. Water conservation and fire safety pamphlets or brochures shall be provided and displayed in a prominent location within the rental unit.
12. Lighting standards and guidelines, as feasible and appropriate to minimize light pollution, glare, light trespass and to protect the dark skies.
13. The short-term residential rental unit owner or authorized agent shall be personally available by telephone on a 24-hour basis and maintain the ability to be physically present at the property within one hour in order to respond and remedy calls or complaints regarding the condition or operation of the unit or the behavior of persons on the property in violation of this Section or other law. (Neighboring home owners ... any within sight or hearing of an STR ... should be provided with contact information for both the rental unit owner and the manager of the unit, if one exists.)

Thank you for your consideration.

Sincerely,

Cheryl Lynn (Lindy) Sullivan, PhD

████████████████████

Three Rivers, CA 93271

████████████████████@aol.com

(949) ██████████

From: [don huff](#)
To: [Clerk of the Board](#)
Subject: Public comments,3R short term rentals
Date: Monday, October 23, 2023 2:30:46 PM

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We need more restrictions,especially on water issues.Shared wells.
Opinion A

From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: Public Comment – Three Rivers Short Term Rentals
Date: Monday, October 23, 2023 2:28:07 PM

Public comment

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From: Vincent Gambin [REDACTED]@outlook.com>
Sent: Monday, October 23, 2023 2:25:30 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: Public Comment – Three Rivers Short Term Rentals

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Vincent Gambin and Juneffer Gambin

[REDACTED]
Three Rivers, CA 93271

[REDACTED]@yahoo.com

10/19/2023

Subject: Public Comment – Three Rivers Short Term Rentals

Dear County Council Members,

I am writing to express my concern about the recent planned ordinance of short-term rentals in the City of Three Rivers, CA. I believe that short-term rentals are not the primary cause of the rise in housing prices in our community. This housing affordability issue is part of a larger national trend and should not be attributed solely to short-term rentals.

The scarcity of homes is a growing concern across the United States, affecting communities both with and without a significant number of short-term rentals. This issue is driven by factors such as population growth, limited housing supply, economic dynamics, and changing housing preferences. Short-term rentals are merely a response to evolving housing needs and economic opportunities rather than the underlying cause of the problem.

While I advocate for the responsible regulation of short-term rentals, I also want to highlight their significance in our community. For many of us, short-term rentals represent a vital source of supplementary income. This additional income is crucial for homeowners to afford their homes in an increasingly expensive housing market. It enables us to make ends meet and invest in our homes, ensuring they are well-maintained and contribute positively to the overall appeal of Three Rivers.

In the event that a moratorium on short-term rentals is considered, I urge you to protect existing owners who have responsibly operated short-term rentals. These homeowners should

be grandfathered into the program, with the ability to transfer their right to rent upon the sale of their property. This ensures that homeowners are not unfairly burdened and that they can continue to support our community by offering short-term rentals.

Moreover, it is important to ensure that the operating taxes collected from short-term rentals are used to directly benefit the Three Rivers community. By reinvesting these taxes locally, we can fund essential services, infrastructure improvements, and community projects that enhance the quality of life for all residents.

In conclusion, I kindly request your support for the thoughtful and reasonable regulation of short-term rentals in Three Rivers, while considering the broader context of the housing crisis in our region. It is essential to balance the interests of homeowners, support the local economy, and preserve the unique character of our community.

Thank you for your dedication to our community, and I appreciate your thoughtful consideration of this matter. Your support for the rights of existing short-term rental owners would make a significant difference in our ability to afford our homes and continue contributing to the vibrant tapestry of Three Rivers.

Sincerely,

Vincent and Juneffer Gambin

From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: In Support of Obtion B-Take no action
Date: Monday, October 23, 2023 2:27:24 PM

Public comment

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From: Kristie M. [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 12:32:34 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: In Support of Obtion B-Take no action

This Message Is From an Untrusted Sender

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Attention: County Clerk and Board of Supervisors

I appreciate you reaching out and asking for feedback from Three Rivers Property Owners/Short Term Rental Owners.

I am a retired Fire Captain from the City of Visalia Fire Department. I started my firefighting career working for the Sequoia and Kings Canyon National Park when I was 22 years old. That is when my love and dream to one day own property near our majestic park began. The dream becoming a reality did not come easy. It took me 20 years of hard work and waiting for the right piece of Three Rivers property to go on the market, one inexpensive enough, and run down enough for me to afford, to see that dream come to fruition. And then it required additional years of my own hard labor to fix up. Working hard and personally laboring over what I own is who I am, along with being a good neighbor to my many wonderful neighbors.

Although STR's weren't something I was aware of when I first purchased 11 years ago, I eventually chose to utilize my property as a STR so I can still utilize the property myself when I can leisure there, and keeping it occupied and not sitting vacant when I can't leisure there, while also paying property taxes, mortgage, fire insurance, and provide for my family. I do all of my own work. I am invested. I am there almost everyday, if not everyday. From scrubbing toilets, to chopping trees down and creating fire clearance, I am always working. My wife and I also work just as hard at being excellent STR owners and hosts to our guests.

I have several concerns regarding the proposed ordinances for STR's and the reasons given for them, that have been provided so far.

First, the negative impacts from STR's to the Three Rivers community have not been substantiated.

A careful analysis would be required to prove the correlations.

Where are you gathering that information on negative impacts?

Do you plan to substantiate this data before creating ordinances?

The following are some responses to the complaints voiced by a few in the Three Rivers Community:

- **In regards to the local pharmacy closing:**

Medicare and Humana strongly pushes Seniors to receive their medication by mail, which leads to less use of a local pharmacy.

- **Three Rivers Union Elementary School:**

As happening countywide and statewide, a decline in school attendance can be a result of many things, and especially since Covid, as many have decided to use private education, charter, and homeschooling as a new means for education. There are many Three Rivers kids utilizing these means, as well. Could it be that some families don't have a desire to utilize a local preschool? Are they using one closer to their place of employment? Do many simply prefer to care for their preschool aged children at home during those young years?

- **Local Veterinarian:**

The Vet office that use to be there, was only there once a week, offered limited services, and frequently asked residents to bring their pet to their valley floor office for their visit where they could receive more services, which is what many would do most of the time because of their need for greater services.

- **Local Dentists:**

Sadly, one dentist passed away, and the other dentist closed shop when his wife was battling cancer.

- **Local Churches:**

Churches, all over, struggle with attendees for many reasons, but this is the first time I've ever seen STR's to be blamed for it. Can it be proven? How?

- **National Park Housing:**

The lack of park housing is a park management problem. A park employee told me that park management offers them park lodging options that are in "horrible and

disgusting condition" and said none of the employees want to live in them as a result. This is a park management problem, not my problem to provide lodging that I have worked hard to own for my personal use. Perhaps, the park needs to fix up their lodging options. Perhaps, like Yellowstone National Park, one day our park can build a dorm for it's employees. But it shouldn't be the obligation of private homeowners to provide seasonal rentals for park employees. Voluntary is wonderful, but should remain voluntary.

- Draft Complaints:

The draft also states that "some" STR visitors cause some of the following, in which I'd like to know what "some" actually means in numbers. It states that "some" cause negative impacts that include noise, partying, trash and parking conflicts. What are the numbers? Is there sheriff report documentation for this? What kind of documentation are you using? Is it a small amount compared to a great amount of STR's without complaints of such?

What is the exact number that justifies potential new ordinances that could affect all STR's.

- Affordable housing:

Regarding the alleged negative impact STR's make on the quantity of affordable housing: There are many types of STR listings within Three Rivers, from entire house, to shared housing, such as a bedroom and shared kitchen, to a detached onsite dwelling, to glass houses, yurts, tents, and trailers. These various types that make up STR's in Three Rivers complicate the accusation that STR's have an alleged impacts on affordable housing. A trailer isn't the same as an entire house. Nor is a yurt. Nor is a shared home, bedroom rental. A blanket accusation of the number of listings, or STR's, wouldn't be reflective of the actual number of full, entire homes. Also, obtaining fire insurance is extremely expensive and a major obstacle to purchasing a home in Three Rivers.

- Possible Ordinances:

Regarding some of the possible ordinances:

Many seem to not only creating undue hardship, and also seem discriminatory.

For instance, requiring all weather and dust suppression surfaces for parking is not reasonable. Many homes, NON-STR and STR's don't have that, as many have dirt and gravel parking areas on their property. Is this requirement for all Three Rivers homes and properties? If not, why not? Dirt and gravel areas on private properties have worked fine for years and is more affordable. If dust is a concern, dust isn't discriminatory. It can occur on any property. If it is required of STR's, it should be required of every single property owner in Three Rivers.

There are already ordinances in place for the county, regarding regular quiet hours that applies to all county residents. Requiring only STR's, in Three Rivers, to observe quiet hours during the day, is discriminatory and not reasonable. How is a STR

property owner able to weed whack, chop or saw down trees for regular fire clearance and upkeep with a requirement not to make any noise? We hear loud gun shots regularly from locals on their properties, but we can't run a chainsaw to create fire clearance? A child can't laugh with joy at the site of a bird, or spotting of a deer?

Bear Proof Trash cans is a great thing, and should be required of all residents, not only STR's. Bears do not discriminate. They get into anyone's trash and they do!

We agree on STRICT fire and fireworks regulations. We already have that in place, don't we? Personally, we don't allow any kind of fires, no candles, no fireplace, no firepit, no gas fire pit. But if specific restrictions are to be placed on STR's, it needs to be placed on all homes, because sparks don't discriminate, nor does fire.

We already promote water conservation via signage within our home, bathrooms, and Guest Welcome Book. If a pamphlet is required, it will just be an addition to what we already do!

Requiring the owner or authorized person to be available by phone and to be present at the property within an hour is not a problem.

A three (3) strike rule that would result in a loss of permit/license to operate has problems that can come with it. This idea would need to be very clearly explained and fairly enforced. Any Strike would need to be a proven violation and not just a complaint from an angry neighbor. Furthermore, there have been times other STR owners have experienced their security cameras capturing their neighbors trashing or vandalizing their properties. One incident coming to mind is when one a vacation rental owner's security camera caught her local neighbor strewing trash on their property to make it look like they are being negligent with their trash, then accusing the owner of it, and posting it on local social media as negligence. There's also the recent security camera footage of a woman, wearing a ski mask and vandalizing an STR with a hammer. This video was sent to Supervisor Eddie Valero, for him to view, to which he did confirm receiving it. Due to the hostility that exists, and incidents previously mentioned, I do not trust the kinds of mischievous activities that could occur to try and rid an STR by using the 3 strike system.

- **Moratorium:**

Regarding a Moratorium, I would like to see everything stay the same and there be no moratorium placed. If a STR owner wants to sell their property where they may live, to purchase a different property that allows them to live onsite, or perhaps have a detached separate structure to rent as a STR, to help them make a living, then they will still be able to have that freedom and ability to do so. Options and ability is a good thing. A moratorium would hurt the value of homes, overall. And if anyone decides they want to rent out a bedroom, or yurt, or detached permissible structure, can still have that option and may very well help them financially in doing so.

We are against any owners of multiple STR's being required to offer 50% of their properties of equitable size and condition as long term rentals. This is discriminatory.

Anyone who has worked hard to own a home, should have rights over their own property. Like we had to work for 20 years to finally buy in Three Rivers, we believe others should do the same. I have told people, I would like to live in Malibu, but no one there should be forced to give me one of their properties of equitable size and condition and make it available for me to rent in a range that I can afford to rent it. If I can't afford to buy and live there, then I shouldn't expect others to make it that way for me. My property is something I poured myself into with saving, sweat, and equity. Perhaps, property owners should have more say than those who don't own. I don't know, but it definitely seems unfair, wrong, and discriminating.

At this time we would suggest the best course of action would be Option B, take no action.

Thanks for your consideration,

Dameon and Kristie Malek

From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: Short term rentals Three Rivers
Date: Monday, October 23, 2023 2:26:55 PM

Public comment

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From: Debbie Feely [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 1:16:54 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: Short term rentals Three Rivers

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Sirs:

We would like to address the proposed ordinance for short-term rentals, considering the point of a moratorium on additional STRs.

We live in Visalia. In the mid 80s, our dad built our cabin on Hammond Drive as a family heritage for Jerry. We used the cabin for holidays, vacations and for out of town visitors. Our parents were often there half time. As mom got older and was not able to care for the cabin, Susan Darcy in Three Rivers found long term renters for us at \$1150 per month. Two and a half years ago a renter stepped out before her lease was up, giving us the opportunity to evaluate the condition of the cabin which was very poor due to age, woodpeckers and lack of renovations.

We chose at that time to revert to using the cabin ourselves with occasional short-term rentals to help with expenses. Due to \$50000 in unexpected expenses, Jerry having eight surgeries, and the astronomical rise in fire insurance and utilities, we have not yet finished our renovations. Soon! Due to current costs we cannot afford to keep the cabin without renting 1-2 weeks a month, while keeping the cabin for our personal use. We estimate current costs at \$2000 per month. Sad but true.

For these same reasons it's understandable that others are in the same situation. Perhaps a moratorium is not the best way to manage the situation.

We could no longer afford to rent our cabin long term without at minimum doubling our previous income. In addition, it is not a family kind of place. We only had couples or singles living there. The house next door, a STR, recently sold for \$600000. We just want to keep our place as use it as best we can.

Debbie and Jerry Feely

Sent from my iPhone

From: [Erik Meyer](#)
To: [Clerk of the Board](#)
Cc: [Brienne Permar](#)
Subject: Three Rivers STR policy
Date: Monday, October 23, 2023 4:24:14 PM

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To whom it may concern,

Unfortunately, we cannot make it to the BOS meeting on 10/24 but I am writing in support of a STR policy for Three Rivers, CA. I have lived and worked in Three Rivers since 2008. I rented in the community for 8 years until I purchased a home in 2016. My wife and I have two children, one of which is school aged.

I do not profess to be an expert in city planning, community-based economics, rural development or predicting rural decay. But, based upon observation and the bulleted points on the BOS STR moratorium memo, there are several undeniable issues facing this community. Key components of a functioning and thriving community are missing or on the brink of disappearance. Even if STRs are not the primary cause of decline in Three Rivers, that doesn't mean the issue should be ignored altogether. There is evidence in the literature suggesting both positive and negative effects of STRs, and a nuanced community specific approach to regulation is likely needed even if both positive and negative STR outcomes exist at the same time. It may be important to draw from successful policy of other communities that have faced similar challenges (as I believe you have done here). Please also examine the literature on this topic, such as this study focused on STR impacts, perceptions, and economy of rural areas of Oregon: [Short-term rentals in small cities in Oregon_ Impacts and regulations \(wa.gov\)](#)

I applaud the county for tackling this issue as it will draw quite a bit of emotion. Even without a STR moratorium, it is important to address STR concerns related to dark sky preservation, bear-trash conflict, noise, water, and fire. Thank you for including those extremely important topics. Finally, perhaps the best approach could be one that would allow Three Rivers residents a voting district and a true voice in the matter through a vote. This democratic approach could give a voice to those less inclined to speak out in an emotionally charged setting.

Thank you for your time,
Erik

From: [M.C](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Monday, October 23, 2023 4:06:39 PM
Attachments: [2023 SKHA public comment RE STRs Tulare County.pdf](#)

This Message Is From an Untrusted Sender

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Thank you for the opportunity to submit comments. These are submitted on behalf of the board of the Sierra King Homeowners Association (SKHA). Please see the attached memo.

SKHA



Three Rivers, CA 93271

To: Tulare County Board of Supervisors.

From: Sierra King Homeowners Association (SKHA)
██████████, Three Rivers, CA 93271

Date: 10/23/2023

Subject: Public Comment – Three Rivers Short Term Rentals

The Sierra King Homeowners Association (SKHA) was created to provide safe drinking water to residents of the 66 lots in the neighborhood it exists to serve. It is a private, non-profit, volunteer-run, aging system, as are a number of water systems in Three Rivers.

SKHA does not take a position on the shift from residences to short-term rentals in the neighborhood. Of the 45 currently developed lots using water from the system, 16 -- 35% -- are short-term rentals (STRs) full-time. These numbers are fluid as situations change; development has started on five additional lots, on which four STRs are planned.

What SKHA must address is the need to provide sufficient water to long-term residents and STRs to the full number of lots. The State of California requires that water systems such as SKHA provide an adequate water supply at an adequate pressure to every lot. The increasing frequency of serious drought has raised the potential of additional challenges in meeting these requirements.

Several STR owners are interested in adding second STR houses to their lots. While SKHA has been working to learn more about the reliability of our water sources for current users, it is difficult to know if supplies will be sufficient to meet the needs of one residence per lot once all lots are developed. Growth in the number of houses per lot raises even more questions about adequate water supply.

- We believe our zoning is all RA-43, which allows one family residence per acre (or subdivision lot if less than 1 acre). Are second houses or Accessory Dwelling Unit's permitted in the subdivision – per SB 13, AB 68, and AB 881?
- If water supplies are insufficient, should SKHA deny access for water for additional houses/ADUs?

As the number of short-term rentals in the neighborhood increases, the interests, requests, and expectations put forth by some STR developers may complicate the ability of the system to operate:

- The system has always been run by neighborhood volunteers. As more residences are replaced by short-term rentals, there is a smaller pool of residents to draw from to manage the system. In addition, an increasing number of STR owners do not reside in the neighborhood or in Three Rivers; some do not reside in California. The majority have been unresponsive to requests to participate in running the system.

- If these changes result in an insufficient number of available volunteers, operators must be hired, which will raise the costs. This will penalize all owners, but residents are not the cost of the increase.
- There is some conflict between the needs and values of residents and those of STR owners when decisions must be made on how quickly and for how long water must be turned off for repairs or until required testing post-repair is completed. Such actions affect residents' access to drinking water but they also affect income for STR owners. The pressure to prioritize STR needs has increased.
- The state is requiring systems to charge customers the real cost of providing water. SKHA will need to raise funds to add wells plus pressure and storage tanks if the current system is insufficient to meet growth. The extent to which multiple STRs per lot increase demand for water will result in costs to enlarge the system that may be borne by residents, not just the commercial STRs on the system.

Again, SKHA is not taking a stand against STRs. It does behoove us to point out that the changes presented by the conversion of more than a few lots from residences to STRs are challenging and may be increasingly costly to the residents that depend on SKHA -- as well as on a number of other small water systems in Three Rivers.

Thank you for your attention to helping to resolve these concerns.

Board Members of the Sierra King Homeowners Association Board:

Malinee Crapsey, President

Lewis Sutfin, Vice-President and Operator

Stella Sutfin, Treasurer

Betty Avalos, Member at Large

Norma Nevarez, Member at Large

From: [Leslie Johnson](#)
To: [Clerk of the Board](#)
Subject: Public Comment – #20.
Date: Monday, October 23, 2023 4:34:35 PM

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Hello,

I have been a permanent resident of Three Rivers since 2005. I support the proposed restrictions on short term rentals. I think a distinction should be made though between the kind of short term rentals. My neighbor rents out two units for short term rentals that would not be adequate for long term housing. The extra income helps them very much, and because they live on the property, they make sure there are no nuisances from guests that would affect their neighbors or themselves. Rentals such as my neighbors are not diminishing the quality of my neighborhood or taking away opportunities for long term rentals and home ownership for families. But, in my neighborhood, there will soon be eight new houses built that are intended to all be short term rentals. That would put my neighborhood above 50% short term rentals. These units that are being built are the kind of housing that need to have restrictions so that we don't lose our neighbors and our community!

Thank you,

Leslie Johnson

From: [Kirsten Hardwick](#)
To: [Clerk of the Board](#)
Subject: Three River STR Ordinance
Date: Monday, October 23, 2023 4:33:43 PM

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Hello,

This email is from
Paul and Kirsten Hardwick
[REDACTED], Three Rivers, CA 93271
[REDACTED]@gmail.com

We are strongly in favor of the board creating a Short Term Rental ordinance for Three Rivers. We recognize the value of having vacation rentals, but it is out of control now, especially in regard to single family homes. Furthermore, there is no oversight of quality/habitability/safety/water & utility (trash!!!) impacts of converted vacation rentals in commercial and residential spaces that were never inspected for such use. We need a "safe and sane" STR ordinance that balances revenue needs vs neighborhood quality and social impacts.

Sincerely,
Paul and Kirsten Hardwick

From: [Laurynn Paet](#)
To: [Clerk of the Board](#)
Subject: Public Comment #20 / Direction Regarding Short-term Rentals in Three Rivers / 10/24/23
Date: Monday, October 23, 2023 4:32:06 PM

This Message Is From an Untrusted Sender

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Attn: Celeste Perez / Michael Washam

RE: Agenda Date 10/24/23 - Direction regarding Short-Term Rentals in Three Rivers

Aloha,

Please take no action (Option B) regarding short term rentals at this time.

Owners who bought properties with the understanding short term rentals were allowed should not be denied these rights.

I have been experiencing changes regarding short-term rental in Hawaii over the past 5+ years, as I am in the vacation rental industry Honolulu. I have seen the rights of property owners threatened and/or removed, and I have seen the impacts to the owners and businesses. I have also witnessed firsthand the failure of poorly planned permit processes and regulations, which caused more frustration and caused more problems than they helped.

I do see the issue from both sides - both as a resident who values our community and a property owner who may (again) in the future choose to rent my property as a vacation rental.

I would not be opposed to a system to provide some regulation of the short term rentals, but I do believe most issues can be resolved with proper management of the vacation rentals rather than removing property owners' rights altogether.

I have previously rented out my property as a vacation rental, and my neighbors had no issues during this time period. I did communicate with them before renting, during the time it was rented, and again after I stopped renting. They all had good things to say and had no issues as it was well managed during the rental.

I am currently residing in Three Rivers and also value our community, but to attempt to remove property owners' rights and attempt to implement regulations without proper planning is not something I can stand behind.

Please feel free to contact me if you have any questions.

Mahalo,

Laurynn Paet

LKP Inc.

(808) [REDACTED]
[REDACTED]@gmail.com

From: [Eddie Valero](#)
To: [Clerk of the Board](#)
Subject: Fw: Three Rivers Vacation Rentals
Date: Monday, October 23, 2023 5:00:45 PM
Attachments: [Vacation Rental Letter.pdf](#)
[Outlook-ui2mlwku.png](#)

FYI



COUNTY SUPERVISOR
Eddie Valero

evalero@tularecounty.ca.gov

2800 W. Burrel Avenue
Visalia, CA 93291

[Website](#) | [District Four](#)

Disclosure: This email is public information. Correspondence to and from this email address is recorded and may be viewed by third parties and the public upon request.

From: Heather Burkhart [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 4:47 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>; Pete Vander Poel <pvanderpoel@tularecounty.ca.gov>; Amy Shuklian <ashuklian@tularecounty.ca.gov>; Eddie Valero <evalero@tularecounty.ca.gov>; Dennis Townsend <dtownsend@tularecounty.ca.gov>
Subject: Three Rivers Vacation Rentals

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Thank you for your time and putting this matter on the agenda. Please read my attached letter.

Respectfully,
Heather Burkhart

Heather Burkhart

[REDACTED]
Three Rivers, CA 93271

865 [REDACTED]

[REDACTED]@gmail.com

October 22, 2023

Tulare County Board of Supervisors
2800 W Burrel Ave
Visalia, CA 93291

Dear Board of Supervisors,

There are certainly extreme opinions on both sides of the vacation rental debate in Three Rivers. I believe there is a middle ground, but that action must be taken. There are four specific reasons the board must act to implement regulations on vacation rentals in Three Rivers. Those reasons include infrastructure, rights, safety, effects on the cornerstones of the community, and relationships with neighbors.

There is no denying that the drastic increase in the number of rentals in town is having an impact on community cornerstones that people depend upon. Three Rivers Union School continues to see declining student enrollment numbers. Although there are multiple factors that are contributing to the dwindling enrollment, the fact that at least one third of the homes in Three Rivers are vacation rentals is certainly the biggest contributing factor to the low number of students at the school. The school is the heart of this community and we have already seen our preschool close its doors. Many fear that the school is next. There is no longer available child care for children too young to attend Three Rivers Union School. In the last year, we also lost our pharmacy. While the main reason for its closure was not related to vacation rentals, it was a contributing factor as there are fewer residents in the community to purchase prescription medications. The closure of the pharmacy has had a devastating impact on our seniors and the closure of the preschool has put younger families in a very challenging situation. Not only are the increasing number of rentals affecting the ADA at Three Rivers Union School they are also affecting Sequoia National Park. The park has a harder time recruiting staff with the housing and childcare situations in Three Rivers. Many current park employees already struggle to find housing and with the recent closure of the preschool, some are left with no choice but to move. This further leaves the park with a shortage of employees, which will inevitably affect visitor experience. There is no doubt the high number of vacation rentals have a negative impact on Three Rivers Union School and Sequoia National Park.

Although not all vacation rentals are problematic, rentals with absentee owners and irresponsible property managers give a bad name to all rentals. I feel very sympathetic for the local vacation rental owners that manage their properties responsibly. They are not the issue. A little education goes a long way and many owners/manager are simply too focused on their own greed to take the time to inform guests about things such as trespassing, noise, and trash. Vacation rental proponents say it is, "their right to do as they please on their properties." What about the rights of other property owners to not have people trespass and vandalize their homes? What about the rights of others to live in a quiet community where the ever changing "neighbors" are not partying all night, every night of the week?

If Tulare County is going to continue to let vacation rentals run rampant without boundaries the least you could do is invest the Transient Occupancy Tax profits from Three Rivers back into our community. We no longer have a resident deputy and one sheriff for Three Rivers is a far cry from enough. If you continue to let vacation rentals further take over we need more officers to site offenders for noise ordinances, trespassing, vandalism, threats of violence, and indecent exposure. These are just a few of the issues people who actually still live here have to endure when they live next to vacation rentals. There must be consequences for irresponsible owners and managers. There should also be consequences for the renters who violate the law. There must be someone available to respond and deal with renters who are behaving badly. Let me give just a few specific examples to illustrate the situation. An immediate neighbor was in her yard with her granddaughter when the vacation renter next door relived himself outside, in plain view. When she told him to have some decency, he started flipping his penis around. As another example, despite no trespassing signs and a gate, fifteen people recently decided to make themselves at home on another nearby property. When the vacation renters were asked to leave, the property owners were threatened. Often when the weather is perfect, windows have to remain closed so people can sleep. Even then, sometimes the music is too loud and vacation renters party until the wee hours of the morning. It's hard to be a professional and work all day when you've not been able to sleep because of out of control rental properties. Theft and vandalism have increased, and trash is a growing concern. In many neighborhoods the actual number of neighbors have decreased significantly since 2021, many homes are no longer homes, they are hotels. Would you like to live next to a hotel? How much longer until something truly horrible happens to someone in the community at the hands of the vacation renter next door?

Another very real issue is infrastructure. Water systems in our neighborhoods are run by volunteers who live there. What is going to happen when no one is left living in the neighborhood to manage those systems? People who are currently running these water systems are getting very tired of the added problems that occur because rental properties abuse water and septic systems in the homes they are renting. The septic systems in many rentals become maxed out because rentals cram as many people in as

they possibly can. This creates a problem for homes and bodies of water around these nuisance properties. There is also increased use of neighborhood roads that are paid for by community members who are not profiting off of their homes. Sure, these are neighborhood issues, not county issues, but the citizens who are in charge of this infrastructure have no control over regulating vacation rentals, you do. Some communities have tried to address the issue locally and it has pitted neighbor vs. neighbor creating tensions and divisions in once peaceful and loving areas of Three Rivers.

Many who have lived in this community for years or generations will all tell you the community is not the same. It's heartbreaking when people who love this town can't stay, or chose not to stay solely because of the effects of vacation rentals. It's even more heartbreaking for the people who love them that are left behind to continue to watch the fabric of a community erode.

Tulare County can no longer afford to sweep the vacation rental issue in Three Rivers under the rug. I urge you to make decisions as if this was your community. If Tulare County is so unwilling to part with revenue brought in from Three Rivers, perhaps they need to consider that the growing movement of community members fed up with unregulated rentals may very well unite and push forward with the incorporation of Three Rivers. If money is all that matters, how will that affect the Tulare County budget? I have lost faith in people's ability to make decisions for the greater good when greed and money are factors. However, I strongly believe it is all about moderation, in life and with vacation rentals in Three Rivers. I also believe you have a responsibility to ALL citizens and constituents and if you do nothing, the continuing tensions and problems will be on your hands.

Sincerely yours,

Heather Burkhart

Heather Burkhart

From: [Llamas, Yvonne S \[US\] \(SP\)](#)
To: [Clerk of the Board](#)
Cc: [Llamas, Yvonne S \[US\] \(SP\)](#)
Subject: PUBLIC COMMENT #20 (STRs in Three Rivers, CA) 10/24/23
Date: Monday, October 23, 2023 5:09:21 PM

This Message Is From an Untrusted Sender

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Good Afternoon,

In response STRs in Three Rivers, CA and as a STR Owner I'd like to add my two cents in **RED** font below. I hope it gets read out loud:

Copied from the Tulare County Board Agenda for 10/24/23:

The ever-increasing popularity of STRs has come with unanticipated and unwanted problems, particularly for the Three Rivers community. There are 294 STRs located within the Three Rivers Urban Boundary. This accounts for over 60% of all STRs in unincorporated Tulare County.

- Negative impacts caused by some short-term rental visitors include excessive noise, after-hours partying, trash/garbage, and parking conflicts to just name a few.
 - In the six years I've had my STR I had ONE complaint and that's when my family and I were there
 - I do believe that the issues described are up in the hills and on properties with dirt roads
 - Having my STR on Cherokee Oaks has been great for me! My neighbors are kind and generous and keep a look out for me. Very pleasant people. They don't complain about multiple cars in my driveway or street parking. You want to know why? BECAUSE IT'S A PUBLIC STREET.
- Additionally, the STRs have a negative impact on the quantity of affordable housing in the community. There are reports of longtime residents being displaced against their will as homeowners convert dwellings into short term rental.
 - My home was on the market for FIVE YEARS before I bought it. It sat there EMPTY! The local community had a chance to purchase it at only \$359K. No one did. I'm sure that's the case with other STRs. Locals should stop and look at the facts before speaking out
- Other negative impacts attributed to increase of STRs by the Three Rivers community include, but are not limited to the following:
 - Three Rivers' only school has lost about thirty-five percent (35%) of its enrollment in the last 5 years and is now down to ninety-five (95) students. The school is the heart of the community.
 - People are not having children like they used to. This can't be

blamed on STRs . If you must...blame it on the economy, impending recession, etc. but not STRs

- Three Rivers' only preschool has closed
 - People are not having children like they used to. This can be blamed on STRs. If you must...blame it on the economy, impending recession, etc. but not STRs
- Three Rivers' only drug store and pharmacy has closed.
 - STRs bring in nothing but \$ to the local economy whether it be at the Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few
- Three Rivers' only veterinary office has closed.
 - STRs bring in nothing but \$ to the local economy whether it be at the Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few
 - Not an STR issue.
- Three Rivers' only dentist has closed.
 - STRs bring in nothing but \$ to the local economy whether it be at the Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few. I, personally, get my medical and dental taken care of before I head up the mountain, if needed and hope that I don't have an emergency dental issue. I can always go to Kaweah Delta for medical
 - Not an STR issue.
- Three Rivers' only auto parts store has closed.
 - STRs bring in nothing but \$ to the local economy whether it be at the Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few
 - Not an STR issue.
- Three Rivers' only one remaining mechanic and he's only open Monday – Thursday until 2:00 p.m.
 - STRs bring in nothing but \$ to the local economy whether it be at the Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few
 - Not an STR issue.
- Three Rivers' oldest church is discussing reorganizing due to lack of membership.
 - STRs bring in nothing but \$ to the local economy whether it be at the Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few
 - Not an STR issue.
- Sequoia National Park can't fill positions because so many long-term rentals have been turned into STRs.
 - STRs bring in nothing but \$ to the local economy whether it be at the

Marina, The Mercantile, the local mini mart, gas stations, restaurants, ice cream parlors, to name a few

- Not an STR issue.
- I personally don't want to rent longer than 30 days because people tend to squat at rentals and I don't want to have to deal with legal proceedings

Approximately 22% of the homes in Three Rivers are now STRs which has also driven up the cost of housing making it unaffordable for many young families, especially families with school age children. In an effort to stop these adverse changes to the character and quality of life in Three Rivers, there needs to be implementation of a reasonable regulatory STR program that places limits within the Three Rivers Urban Boundary as follows: Seriously? If you must...blame it on the economy, impending recession, etc. but not STRs

- Place a moratorium on additional STRs until the Ordinance and regulatory program is adopted.
 - No. We have every right as Americans, homeowners and business owners to do with our homes as we please, and when we started our STRs there were no moratoriums
 - If you must...blame it on the economy, impending recession, etc. but not STRs
- Limit the amount of STRs to a specific number or percentage of homes in the community.
 - No. We have every right as Americans, homeowners and business owners to do with our homes as we please, and when we started our STRs there were no moratoriums
 - If you must...blame it on the economy, impending recession, etc. but not STRs
- Owners of multiple STRs are required to offer fifty percent (50%) of their properties - of equitable size/condition - as long-term rentals.
 - No. We have every right as Americans, homeowners and business owners to do with our homes as we please, and when we started our STRs there were no moratoriums
 - If you must...blame it on the economy, impending recession, etc. but not STRs
- The permit/license runs with the owner and not the land, terminating upon change of ownership.
 - And?
- No existing or future apartment buildings/housing complexes to be used as STRs.
 - That's for the County decide, not the general public
 - Not an STR issue

Additionally, the proposed Ordinance would, at minimum, include the following STR operational requirements:

- Parking for the short-term residential rental unit shall be entirely onsite. There shall be no parking on unimproved surfaces and should include all weather surface and dust suppression. On-street parking by renters and guests is prohibited.
 - **The neighbors in my area don't complain about multiple cars in my driveway or street parking. You want to know why? BECAUSE IT'S A PUBLIC STREET.**
 - **Sounds like an issue for STRs in the hills and unimproved surfaces**
 -
- Renter(s) shall observe "quiet hours" between 10 p.m. and 8 a.m. In addition, and regardless of the time of day, renters and guests shall not make, cause to be made, or allow to be made any loud, excessive, impulsive, or intrusive noise that disturbs the peace or quiet to any reasonable person of normal sensitivities in the area.
 - **Fair**
- Bear proof trash cans/enclosures are required for all STRs.
 - **Fair**
- STRICT fire regulations, and all fireworks prohibited.
 - **Fair. I already have these in place and I'm sure most STRs do as well**
- Water conservation and fire safety pamphlets or brochures shall be provided and displayed in a prominent location within the rental unit.
 - **Fair**
- Lighting standards and guidelines, as feasible and appropriate to minimize light pollution, glare, light trespass and to protect the dark skies.
 - **Fair. I've worked this out with the neighbors and I'm sure others can as well if they're not so rudely approached by their neighbors**
- The short-term residential rental unit owner or authorized agent shall be personally available by telephone on a 24-hour basis and maintain the ability to be physically present at the property within one hour to respond and remedy calls or complaints regarding the condition or operation of the unit or the behavior of persons on the property in violation of this Section or other law.
 - **Is there another law?**
 - **Fair**
- A three (3) strike rule that would result in a loss of permit/license to operate.
 - **No – this is how the locals are trying to kick out STRs.**

The Tulare County Ordinance Code is silent on the issue of STRs, and the County considers STRs in the same manner as a long-term rental of over thirty (30) consecutive calendar days. Many local jurisdictions, including vacation rental communities, have adopted, or proposed strict regulations on STRs. Many, including Hermosa Beach, Laguna Beach, Manhattan Beach, Temecula, and Santa Monica, ban STRs all together or are in the process of phasing them out. Not wanting to go that far, the intent of the proposed Ordinance and associated regulatory STR program

is to establish reasonable and uniform regulations to ensure the health and safety of occupants, guests, the surrounding neighborhood, and the Three Rivers community.

- I'm sorry, but the economy is just not the same as Los Angeles County, Orange County or Riverside County monetarily.
- The local market in those locations are also being phased out do the "Party Atmosphere" .
 - Be for real....not all STR renters are as bad as you're saying

FISCAL IMPACT/FINANCING:

There is no net County cost to the General Fund associated with the development of an Ordinance and regulatory program for STRs in Three Rivers. Once established, there will be undetermined costs associated with the administration and enforcement of the STR program. For cost recovery purposes, it is anticipated that an associated fee and fine schedule would need to be adopted.

- Most STR Owners pay our 10% TOT fees on time, as we should.
- There will be more taxes? How is that fair? Are the local homeowners' taxes going to go up too?

After all my responses I would like to make a statement.

All in all, my experience as a Homeowner/STR Owner has been great! I have wonderful neighbors. If there is an issue, we talk like normal human beings. No animosity whatsoever.

There are a few FB sites where the locals discuss a lot of different things, they bash STR Owners, they talk about the trash, they are nasty, vicious and foul mouthed.

They have nothing better to do than to sit at home on social media and complain about this or that, but especially the STR owners. (I've even had someone tell me that "Three Rivers doesn't need your money." Yes, they do. I pay my taxes, I keep my house in good condition inside/out and I use local maintenance when feasible. My guests frequent the town and Natl Park, thus SPENDING MONEY in the community. Locals even get so bad as to bash the Firefighters and try and tell them how to do their job on any given day. Some locals are peaceful and gracious. For that I am very grateful.

It is definitely not the STR Owner's fault that numerous businesses have closed. If I could find a place that offers me less expensive options, I would be willing to drive down the hill to get more bang for my buck. I've also had many opportunities to utilize local handymen only to find that they show up with no tools and want to use mine. That's an atrocity! That's why I use handmen from down the hill. They are better equipped and willing to do the job.

In reality, STRs and their occupants bring a lot to the community and the local economy. They visit the park, they gas-up, they eat at the restaurants, visit the gift shops, the Mercantile, etc. etc. We bring a lot to the community and for us to be taxed additionally and have to make even more rules for our renters, well, it's just not right.

Perhaps Tulare County can bring more to the table with re: to anger management classes, free classes to learn a trade for those who are willing. But have the classes up in Three Rivers somewhere that the locals can get to without having to drive down the hill.

Thank you for hearing me out. I truly appreciate the chance to voice my opinions.

Regards,

Yvonne Llamas

No phone given as I don't want it published in the minutes

From: [Ali Baba](#)
To: [Eddie Valero: Clerk of the Board](#)
Cc: [Ask BOS: BMA](#)
Subject: Public Comment for 10/24/23 BoS Meeting: Agenda Item 20-Proposed 3R STR Ordinance
Date: Monday, October 23, 2023 5:11:55 PM

This Message Is From an Untrusted Sender
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Supervisor Eddie Valero,

I hope this letter finds you well. I am a long time Three Rivers resident and STR operator. I support efforts to direct RMA to draft an STR ordinance for the Three Rivers community. I ask you to consider making an ordinance that address my concerns related to STR (see comments below):

- No cap on the amount of STR properties caused that homes are now being sold exclusively to investors and that leads to unhealthy rise in home values,
- No cap on the amount of STR contributed to lack of long-term rentals, what led to displacement of many families who used to provide essential services in town,
- change in demographics contributed to problems with staffing at Sequoia & Kings Canyon National Park,
- due to decline in population of young families, local Preschool had to close down,
- Enrollment within the TRUSD boundaries has declined significantly from 135 students in 2018 to only half of students this school year. This resulted in a substantial loss of annual school funding, which enables TRUS to provide essential educational and recreational programs for students,
- Higher density neighborhoods such as Cherokee Oaks, Kaweah River Estates and Washburn Cove have been experiencing problems with safety issues:
 - fast driving,
 - many STR operators allow open fires during the Dry Season,
 - many STR (over 300) operators allow large parties that constantly create noise and light nuisance after 10pm,
 - allowance of large STR parties cause abuse of local infrastructure - overuse of water, power, septic systems, private roads and driveways at STR properties (residential homes were not designed to serve as hotels),
- Areas with higher density of population such as Cherokee Oaks, Kaweah River Estates (track 129) and Washburn Cove (Track 403) have no no residents who can serve as volunteers for their local Mutual Water Companies, private road maintenance committees etc.
- Many areas are now experiencing problems with trash that's being left outside and attracts bears what leads to safety hazards,

I would like this letter to be used as supporting documentation during the public comment at the October 24 Supervisors' meeting to support proposed ordinance about vacation rentals and the Transient Occupancy Tax (TOT) collected in Three Rivers.

For those who live in Three Rivers and have children, there is much more to think about other than just making money off STR and investing in property business. I believe that locals with voting rights in District #4 deserve more than just an ordinance that covers only one and only topic, which is a collection of TOT.

Sincerely,

Alena Mestaz



From: [Eddie Valero](#)
To: [Clerk of the Board](#)
Subject: Fw: STRs in Three Rivers
Date: Monday, October 23, 2023 5:17:29 PM
Attachments: [Outlook-tmtmhqqu.png](#)

FYI



COUNTY SUPERVISOR
Eddie Valero

evalero@tularecounty.ca.gov

2800 W. Burrell Avenue
Visalia, CA 93291

[Website](#) | [District Four](#)

Disclosure: This email is public information. Correspondence to and from this email address is recorded and may be viewed by third parties and the public upon request.

From: carrie vernon [REDACTED]@hotmail.com>
Sent: Monday, October 23, 2023 5:07 PM
To: Dennis Townsend <dtownsend@tularecounty.ca.gov>; Eddie Valero <evalero@tularecounty.ca.gov>; Amy Shuklian <ashuklian@tularecounty.ca.gov>; Larry Micari <lmicari@tularecounty.ca.gov>; Pete Vander Poel <pvanderpoel@tularecounty.ca.gov>
Subject: STRs in Three Rivers

This Message Is From an Untrusted Sender

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Dear Tulare County BOS members,
I am a resident of Three Rivers. When I moved here in 1992, it was a typical small town with all the needed services including a doctor, dentist, pharmacy and newspaper. It was not a typical gateway community for a national park. Three Rivers became home when I accepted a position working for Sequoia and Kings Canyon National Parks. As my career advanced, I was responsible for hiring my crew. There were so many applicants for the few positions I needed filled. Fast forward to today and vacancy announcements often result in no or very few applicants. Many potential applicants cite the lack of affordable housing as the reason they do not apply.
My husband and I were able to purchase a home on South Fork Drive in 2016. There were a few long-term renters as neighbors, but most were home owners. Only 7 years later and that has completely changed. We live at the end of Old Three Rivers Drive, home to 18 STRs and counting. If you expand the search, there are over 30 in

a one mile radius.

My primary concerns include:

1. Increased traffic on roads that do not have residential speed limits. Visitors going for a walk on the road are at risk. There are no shoulders!
2. Increased hazards to wildlife due to traffic, unsecured garbage, and an uptick in the use of pest control services.
3. Increased light pollution and its effects on wildlife and night skies.
4. Increased use of water for all the necessary laundry and other STR needs. There is no current hydrology study of the Kaweah River. This is a necessity BEFORE further development.
5. Decreases in affordable housing either for purchase or rent. There are long-term renters, usually senior citizens, who have been evicted so that their homes could be converted to STRs. Where do they go? Where do the people who work here have to commute from?

I have other concerns, but I realize you are busy people. I also realize that Three Rivers is bearing the brunt of STR development in the county. Please vote for a moratorium on additional STRs until concerns can be addressed, environmental impacts considered, and basic safety measures put in place. Thank you for your time and consideration.

Sent from my iPad

From: [REDACTED]@gmail.com
To: Clerk of the Board
Subject: STRS in Three Rivers
Date: Monday, October 23, 2023 5:18:50 PM

This Message Is From an Untrusted Sender

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STR

I would like to share personal knowledge of some of the items mentioned in the "Direction Pertaining to Short Term Rentals in Three Rivers.

Attrition to the school, and long term rental shortage, did not begin recently with the demand for short term rentals. In 1997 our daughter enrolled in Three Rivers Union School, and the budget short falls for teacher salaries were at that time attributed to attrition. We joined the Foundation, where we helped raise the funds for salaries for the music teacher, art supplies and many ongoing projects not in the budget. We are realtors, showing property, and the common questions were "where do our kids go to school?". We were happy to sing the praises of our local school, who at the time always placed in the top 3 test scores of the County. We often experienced buyer change of heart, when they were told, high schoolers were bused down the hill. At the time remote work was uncommon, and gas prices went up. Three Rivers was looked at less and less as a viable option to move working young families too. Due to infrastructure, our properties have historically run \$75,000 more for same square footage than Visalia. Our local demographic has aged and other issues like covid restrictions and administration issues have sent several families to neighboring towns for education.

On the subject of long term rentals, we moved into Three Rivers, in 1994. We could not find a long term rental of any kind, and advertised in the local newspaper "professional couple with 3 year old daughter looking for a home to rent, no pets". The only response we received was for a single wide trailer on the old Savage ranch on North fork. We took it, and 3 months later the owner decided to sell. We were luckily able to move into the apartments behind the Village market, which was close to property we had purchased to build the triplex we own. That was 29 years ago long before STR were introduced to the market.

Greg Lockhart, as a past manager for the Village Market complex, wrote the 10 year lease for the **Pharmacy**. The lease was up this year, and the landlord would not make necessary repairs, and felt a raise in rent should be included in a new lease. That was the determining factor for the closure.

Our Veterinarian was open minimally for the last 5 years, due to age, not vacation rentals. He is completely retired.

The dentist office reorganized for retirement and Dentist passed away. His son, to whom he left his practice, went into partnership with a Visalia Dentist.

Napa Auto parts went out of business two decades ago, long before STR's were offered.

Nationally churches are seeing a 15% attrition rate. This data comes from ChurchTrac.

Today, the only remaining mechanic advised me to take my 2013 Jeep down to Visalia as he doesn't have the tools to repair it. He is also cutting back hours and when he closes shop, it will be about retirement, not lack of business.

Sequoia National Park had a lot of damage to park housing that has not been repaired. It is a Federal government issue, that will have to be resolved at a congressional level.

We own and manage several STRS, along with several long term rentals. Long term rentals are by far more expensive to operate due to abuse and non payment issues. We are not pro limiting how we use our private property.

Policies regarding dark skies have always been in place and apply to all residences, long or short term. Residents have conflicting feelings about lighting due to theft, no cases involving traveling guests.

The last time we met regarding STR's, the records office showed ZERO complaints against guests of STR'S reported. Residents were encouraged to call the Sheriff, as they would with any other residential issue. If none are being reported, it would seem that our community of managers are doing a good job.

Yes, all STR's should have bear bins, with locking bear bars. Otherwise, guests and other residents open up the containers along the road, use them, and do not bother to lock them. It's a constant issue locking, unlocking, and having locks go missing.

It would be great to see the 10% TOT tax collected from short term rentals used to offer EV and Tesla stations to Park guests. Parking for guests flooding in to Three Rivers is another issue. Travel to the Park is unlikely to slow down and our community infrastructure should be upgraded to accommodate it. Mexico, a third world country, assigns more funds to "pueblos magico" because they are communities that attract travel trade that the local governments assess and collect funds on. A study to upgrade infrastructure to accommodate the influx of guests and funds is logical.

Managers and owners of short term rentals are doing a great job in Three Rivers. We do not need additional governmental oversight, as a search at the Sheriff's record office shows. Fees to monitor or review our vacation homes, which Three Rivers has one of the highest star ratings, would just be seen as a fee grab.

Thanks for the opportunity to share information; we are available to answer any questions as long term residents, realtors and property owners.

Sequoia Pacific Holiday Homes

Pam Lockhart

--

Pam Lockhart

From: [erin farnsworth](#)
To: [Eddie Valero](#)
Cc: [Clerk of the Board](#); [Ask BOS](#); [RMA](#)
Subject: 10/24 Meeting comments for BOS meeting REGARDING Three Rivers Short Term Rentals
Date: Tuesday, October 24, 2023 7:10:55 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Valero and all board members,

I'm writing in support of an ordinance for Short Term Rentals in Three Rivers.

I am a local resident of Three Rivers, a parent of a TRUS student, a TRUS alumni (and Woodlake High School Alumni) myself, a Short Term Rental operator of 2 properties and a lover of our small community.

In my specific situation I live on the Kaweah River and am surrounded by 3 very large airbnbs able to hold between 12-20 guests. On any given weekend in the summer the river in front of our house could host up to 50 guests at a time.

To put it simply at the present time there are no regulations for STR in Three Rivers. Although I'm not against them at all and operate 2 small rentals myself, I think some serious change needs to happen in order for our small community to continue to be able to go to thrive.

I am in support of caps on STRs in order to:

- hold homes for families which will bring more children to our school. TRUS has been in operation for over 40 years and has never seen such low #s, The STR saturation and greatly damaged the enrollment.
- create housing availability for sequoia national park employees
- support the property value in Three Rivers.
- stop unsafe traffic, ridiculous speeding in neighborhoods where children have been able to play and ride their bikes for years
- protect our river/environment from trash and light/noise pollution. IE Large homes on the river with septic systems that were put 50 plus years ago not able to handle the impact. Homes that were remodeled/sq footage added, no septic upgrades. Trash left out on the street for Bears to dig through. Late parties, lights left on, loud noise past 10pm regularly.
- River Danger-I have personally witnessed extremely unsafe situations with children and adult guests attempting to swim in very high water with inappropriate clothing, flotation devices and so on. Carrying glass bottles to the river, leaving trash, fish hooks and many other hazardous materials.
- STOP INVESTORS FROM PURCHASING MULTIPLE PROPERTIES IN OUR TOWN WHILE BRINGING NO SUPPORT TO OUR COMMUNITY.

I propose:

A cap of STR for all owners including local Three Rivers Residents

A portion of TOT tax supporting our school , which is essential in order for Three Rivers to continue to thrive and support the tourist traffic.

Thank you for your consideration and I would be happy to part of further conversations.

Erin Farnsworth

From: [Walter Bailey](#)
To: [Clerk of the Board](#)
Cc: [Bailey Van](#)
Subject: Public Comment - #29
Date: Tuesday, October 24, 2023 12:10:31 AM
Attachments: [Board of Supervisors Word.docx](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

From:
Walter Bailey

[REDACTED]

[REDACTED]

Three Rivers, Ca 93271

To:
Board of Supervisors

I believe it prudent for the RMA to institute a moratorium on issuing new STR permits in Three Rivers, with the exception of owner occupied residences, until a suitable regulatory ordinance can be implemented only after a thorough study of how other cities and unincorporated towns have addressed pertinent SRT issues and how those regulations might very well apply to Three Rivers. The total number of STR must not exceed a predetermined percentage of total housing. I believe 25% of total housing has already oversaturated the market in Three Rivers and reduced available housing stock.

Imagine the impact to affordable housing if the City of Tulare had 16,000 STR's or the City of Visalia had 35,000 STR's

As a 5th generation Californian. My family started farming in Tulare County in 1921. I moved to Three Rivers in 1984 for the love of a woman have stayed for the love of the community. I have been a member of many service organizations and continue to volunteer. I am 71 years old and a 44 year member of the International Brotherhood of Laborers. Recently retired, I have lived in my home for 40 years. We rented for 8 years while saving enough to purchase a then run down 46 year old house for \$75,000 then spent another \$35,000 in repairs to make the house qualify for a mortgage. In 1992 our was one of only 4 properties available in town for under \$100,000. Our daughter attended Pre-School here and graduated from Three Rivers Union School, Woodlake High School and San Diego State. She will inherit the house upon my

passing. She will not turn our home into a short term rental or STR

It is my firm belief that the unregulated exponential growth of STR;s in Three Rivers has seriously degraded the overall quality of life in our town and exaggerating safety and health concerns.

SRT's now make up near 25% of total housing and continues to drive housing prices up and housing availability down. The unregulated growth of SRT's in unsustainable in our small community. There will be more Park closures. There will be more fires and flooding. Fuel prices will never really go down and when inflation rises and the recession comes, sooner than later, people will loss jobs and discretionary income will evaporate. STR bookings will plummet. Many who have mortgaged their homes and retirement savings to get in on the STR gold rush will loss both

Too many SRT's are using our resources up.

Our well educated children are our most valuable resource and they are quickly disappearing from our town.

Community Volunteers are another valuable resource and are disappearing with few to replace them.

While purchasing a Christmas Wreath from a 7th Grader last week, their parent told me there are actually only 70 students at TRUS. To a say that taking 300 homes off the market does not directly correlate to a drop in enrollment at TRUS is a a false narrative.

The increase in home prices had been driven up prior to the Airbnb boom by the efforts of some relators who now have profited greatly from the STR market. Realtors leveraged intimate knowledge of the Three Rivers housing market and have purchased many homes themselves and turned them into STR's, driving once affordable home prices even higher.

As our local population continues to drop, so will services we have grown to rely on. The main Post Office will close as will the elementary school as will some churches.

Many business's now lack employees. Some have had to shortened their hours. Some may close due to a lack of local customers. Many service workers that commute up the hill will find it is no longer economically feasible to do so and quit.

Contrary to what many might believe, Three Rivers does not have an infinite supply of potable ground water and aquifers will begin to degrade. Many septic systems are sub standard, are adjacent to flood plains and leach nitrates and laundry phosphates. More STR's result in more loads of wash

SRT's are contributing to air pollution and light pollution. Absentee STR owners and managers often rely on rodenticides to control mice, rat, squirrel, rabbit populations vs daily trapping and due diligence. Those poisons are entering the food chain along the rivers and in the Park and killing scavengers and raptors.

More insecticides are being used inside and outside of vacation rentals to placate guest's fears of spiders, beetles and the like.

The National Park is our major employer and income generator and cannot fill positions due to a lack of affordable housing. The Park has limited funding and facilities are being over run and over used. Recent fires and flooding have stressed Park resources and needed repairs are piling up. Vehicles waiting to enter often backup and sit idling, spewing exhaust as they slowly move toward the entrance station.

The black bears, that have always come down in elevation to gorge on acorns, which normally provide 80% of stored body fat to hibernate through the winter, now scavenge garbage cans and do not return to elevation and do not hibernate. These bears will only live a year or two. They will starve, get hit by cars, which can be deadly to motorist or put to death. Most locals with bear issues

have been putting out their garbage just prior to collection for many years. STR owners are now renting and putting out larger steel boxes to combat scavenging. These boxes still must be unlocked prior to pick up and forks must be used to dump them. Those users are no longer recycling and many of those boxes are now placed in the State and County road right-a-way and can be struck by errant vehicles and bicyclists and impede pedestrians. Creating new dangerous problems by trying to solve excessive garbage problems.

Short Term Rentals are NOT responsible for all of Three Rivers growing pains. However the sheer number of STR's are helping to destroy the very heart and soul of Three Rivers and threatens the long term economic viability of our wonderful town,
The Gateway to The Sequoia's

Thank you for your consideration,
Walter Bailey
558 [REDACTED]

From:

Walter Bailey

[REDACTED]

[REDACTED]

Three Rivers, Ca 93271

To:

Board of Supervisors

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The Gateway to The Sequoia's

Thank you for your consideration,
Walter Bailey
558 [REDACTED]

From: [Lizzy Bauer](#)
To: [Clerk of the Board](#)
Subject: Public Comment - #20
Date: Monday, October 23, 2023 11:47:26 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Thank you for receiving public comment on this very important issue. My family has lived in this town since 1989. When I moved here in 3rd grade, there was 300 school children in the elementary school. When I graduated from college there were plenty of rentals to come home to and many of my friends had affordable housing. After I lived in Colorado for 8 years and tried to move home again I found that nothing was available for me and my new husband to live in because everything was an Airbnb. Some of my old friends actually got evicted from their rentals because their landlords found they could get more money per month by short term rentals than long term rentals. This is not good for the sustainability of the community. I would love to see some regulations in this town about this. 20% in a residential area seems reasonable to me. Thank you for taking public comment.

Lizzy McArthur-Bauer

From: [M.C](#)
To: [Clerk of the Board](#)
Subject: Public Comment – Three Rivers Short Term Rentals
Date: Monday, October 23, 2023 11:27:11 PM

This Message Is From an Untrusted Sender

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Public Comment – Three Rivers Short Term Rentals

Thank you for the opportunity to provide input on this issue.

Three Rivers, despite being unincorporated, is a discrete, easily identifiable community surrounded by public lands. The often-expressed idea that the county and community cannot act on an issue without first incorporating Three Rivers is non-sensical. The county's assistance in preventing loss of qualities that are deeply meaningful to one of the county's unique and independent towns is appreciated.

I worked for the local national parks and Three Rivers has been my community since 1988. I purchased a home in 2001 and retired here in 2017. I had planned to stay, but with the advent of many STRs, I have observed significant losses to the quality of life that I had found.

DECREASE IN SECURITY: All but one of the homes closest to me are now STRs. As a single person hoping to age in place, I have lost access to close neighbors with whom I could share information, assistance, and security assistance that make life better and safer. When I walk the roads, I generally see and hear strangers in houses and passing cars, or I see empty houses.

SHARING SPACE WITH WILDLIFE: During many weeks of the year, trash containers (including big dumpsters) are turned over by bears who've learned they can find food there. In years past, this rarely happened, as there had been significant effort by residents to train ourselves and newcomers how to co-habit this environment with the wildlife.

Despite efforts by some of the non-resident owners and STR managers to leave information about how to deal with the garbage, keeping trash away from wildlife is no longer successful. Multiple generations of bears have been trained by easy access to garbage, and they now just try harder. This is bad news for the bears and for the long-term residents who have been careful about when and where to put trash but now get trashed, and sometimes threatened, by these bears. It will take multiple generations to turn this around as well as a community of residents united in the effort.

A LOSS OF FAMILIES AND YOUTH

The presence of families and children is very important (particularly in a town with so many seniors). Families tend to be committed to the town in the long term, for themselves and their children, as a place to grow old and where their children might afford to raise their families. It keeps the community vital in many ways: an active school and library; mutual assistance and other interactions between young and old, newcomers and old-timers; lively churches; year-round stores and services – all these contribute to the community's health, wellbeing, and

attractiveness to new residents. It ensures that it is not just a tourist town that has few services in the off-season, and that it has depth and meaning for many kinds of people.

LITTERED STREETS

Due largely to garbage cans being overturned, but also due to the increased presence in neighborhoods of non-residents who are not committed to the place, I now regularly see garbage strewn about by animals, wildlife, people, and breezes.

REDUCTION IN DARKNESS AND QUIET

In order to reduce fear and increase ease of access for visitors, quite a few STRs have added bright lights on their properties. Some of these directly impact the windows of residents, and most of them diminish the overall darkness that gives everyone, residents and visitors alike, the magic and value of truly dark skies.

UNREGULATED GROWTH

In addition to many homes formerly occupied by family being purchased and converted to STRs, many properties have been developed specifically for STRs, and a number of those are putting, or planning to put, more than one house on a lot. This impacts the environment, wildlife habitat, water use, the scenery, as well as community.

IMPACTS ON THE PARKS THAT IN TURN IMPACT THE COMMUNITY

While the parks provide steady jobs for many people, most of the salaries can no longer match the cost of buying a home here. Jobs are being declined due to cost, due to the reduced number of homes available for sale and for rent, and due to the daycare center having gone away (not enough children to support it). This affects the quality of park management and therefore the experiences of visitors and the overall health of the park; the positive contributions that park families make to the community; and the chance for this community and the parks to continue interactions and the give-and-take relationships that are beneficial to both.

People who do accept jobs may have to live outside Three Rivers due to cost. This increases the number of commuters and related safety and air-quality issues.

THOUGHTS ABOUT STRs:

The above issues are much less prevalent or non-existent when the owner/manager lives on the property and shares part of their home or an ADU with paying guests.

It is unreasonable to allow so many STRs in a neighborhoods that residents become isolated, few and far between, and the existence of schools are threatened by reduced attendance.

This is not a new or local issue. The county can learn from towns across the country how to help Three Rivers and similar communities fend off massive changes for the worse while accommodating business opportunities for locals.

No one is trying to take away the rights of individuals to rent a cottage or a room on their property. No one is saying there can be NO STRs anywhere. The problem is the large-scale

conversion of residences to STRs, impacting the rights of community residents to maintain their quality of life.

Again, thank you for assisting this community to achieve safety, balance, and its unique and desirable qualities.

-signed-

Malinee Crapsey, Three Rivers homeowner

From: [Breanne Swenson](#)
To: [Larry Micari](#); [Pete Vander Poel](#); [Amy Shuklian](#); [Eddie Valero](#); [Dennis Townsend](#); [Clerk of the Board](#)
Subject: Three Rivers Short Term Rental Mandates Agenda and Vote
Date: Monday, October 23, 2023 11:20:06 PM

This Message Is From an Untrusted Sender

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To whom it may concern:

Balancing the need for revenue with the well-being of residential communities is a complex issue. The long time residents of Three Rivers have created the down fall of Three Rivers as a growing family community and unknowingly are continuing down the path of destruction with the proposed STR mandates.

Local businesses and general services closing their doors has been happening in Three Rivers long before the influx of STR's. Local residents taking their money and general business dealings into more populated neighboring towns for things such as groceries, car mechanics, hair stylists, doctors, dentists, schooling and more has created a ripple effect that may be too strong to stop. The closure and lack of support for local businesses has created a dramatic decrease in job opportunities which affects the ability to sustain long term residents. When there is a lack of jobs this pigeon holes the demographic of residents willing to reside in an area. Mainly into retirement age individuals, not young families. The notion that STR's are the only cause for concern is obscured and lacks validating evidence.

In a town that should be thriving you instead drive into a place ridden with vacant decaying buildings. Shops with junk piled roof high, scattered broken down vehicles and homes in desperate need of care. The increased nature tourism could have been an opportunity to create a community that was prosperous and beautiful. Much like the town of Springdale, UT, the gate way to Zion, and many other National Park towns.

They evolved, grew and found abundance all while maintaining a clean, welcoming community with a small town vibe. I believe Three Rivers has the potential with the right business development plan and non biased committee set in place, to be a thriving community. STR regulations can have significant impacts on the local housing market and the communities in which these rentals exist.

In order to make this kind of change, ordinances must absolutely be put in place and accountability held. But people can't always have it both ways.

- Squeaky wheel Locals want the traffic to slow down but don't want to have any street signals due to light pollution.
- Squeaky wheel Locals want pedestrians/bikers to be safe on the side of the road but don't want to widen the road for a bike path.
- Squeaky wheel locals want more single family homes and long term rentals available but they don't want to pay a month rate that covers a mortgage.
- squeaky wheel locals want more families in town but don't want to support family owned businesses opened by "outsiders" who move to town.
- Squeaky wheel locals want to keep the schools open but send their kids to neighboring

town schools.

The term squeaky wheel locals is not meant in a derogatory way but more so to categorize a specific group of individuals who have made their views very clear specifically in local social media groups and by threatening STR owners.

With possible STR restrictions increasing, condo-hotels are slated to be an alternate option. Because let's face it, tourists are not going to stop coming to Three Rivers. We can either house and profit from them as individuals or allow big wig corporations to come in and take over. It is a fact there are a lack of job opportunities in the Three Rivers area. STR's help to employ an ample amount of Three Rivers locals. My own STR property pays out each month to local residents as property managers, cleaners, gardeners, pool service, and home maintenance. On top of the large sum that goes to the county for TOT.

I would propose that a more clear and transparent use of the TOT taxes derived from Three Rivers be accounted for and proven to go directly back into the Three Rivers community instead of neighboring towns in the county. This would be a great place to start with mandates.

When searching Airbnb stays in Three Rivers 1,000+ properties pop up. Of which roughly 262 (including camp site/yurts/guest houses) are directly located in the town of Three Rivers and 205 are single family dwellings. This number gets skewed dramatically when hearing from many locals who believe there to be over 1,000 STR's. It is imperative that if a cap is put on the number of STR's permitted in a specific region it is accurately based on number of single family dwellings. Lake Tahoe is a great example to research how the 5 different counties of the Lake Tahoe area have implemented single family home dwelling percentage caps based on specific regions and how it has effected the commercial industries in the area. More in depth research should be done here before mandates are solidified.

Restrictions such as trash regulations, number of individuals limited per dwelling to help reduce noise, upholding fire safety and wildlife safety, all of which should be applicable to STRs and long term residents alike.

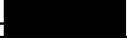
Adding things like a "three strikes your out" clause only adds fuel to an already slow burning fire of divide in the community. Where individuals clearly already have a skewed perception of the total impact and number of STRs, this gives an outlet for possibly lashing out without cause in order to shut people down and a path for people's personal vendettas. This is not just nor what our country and county should be supporting.

Overall, until a list of mandates are presented that are reasonable my vote is No further action taken.

I hope that this conversation can shed some light into the deep rooted issues of Three Rivers and plant the seeds for new growth, prosperity and a path aimed at the greater good of all who love and cherish the community.

Sincerely,

Breanne Swenson

805-
@gmail.com

Matter is Energy ... Energy is Light ... We are all Light Beings. - Albert Einstein

From: [Jessica Cvetko](#)
To: [Clerk of the Board](#)
Subject: Three Rivers STR
Date: Tuesday, October 24, 2023 7:53:10 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

As a home owner of a part time short term rental in three rivers, I would like to be assured that I can continue to rent and that there will be a grandfathering process. I am making developments to the land that profit the county and improve the community. I have also occupied this home a majority of the time and the additional income from STR helps supplement this. I am also adding on to the house, which has further offered the community with taxes to provide for the schools and local infrastructure.

I know the STR are raising the prices of homes to some degree, but it also brings in additional business in other ways. The rise in home prices also parallels a lot of other communities throughout California since Covid and the fall of local business parallels trend of people going to big cities and gaining services from online vendors.

I don't want to see the community destroyed by lack of locals and reduced affordability, but I also think there is a way to have a mixture of continuing what has been established and the traffic that brings in with providing for the local neighbors.

The reality is that if STR homes aren't grandfathered in, they will be placed on the market at a time where interest rates prohibit most people from purchasing and will not be profitable, leaving the community without long term or short term renters. The long term rental rates are far below market value of these houses at current interest rates. Unfortunately the economy has a greater impact that this won't really address at this point in time.

Thanks,
Jessica Cvetko

, Three Rivers

From: [Marla A. Pleyte](#)
To: [Eddie Valero](#); [Clerk of the Board](#); [Kirsten A Bain](#)
Subject: Short Term Rental Ordinance in Three Rivers
Date: Monday, October 23, 2023 10:20:30 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Supervisors,

I purchased a home in Three Rivers in 2021 to be close to nature, especially the mountains and the river. What I didn't expect was that the wonderful community of Three Rivers would somehow convince me and my family to leave our home and our children's school to relocate to Three Rivers full time.

I never cease to be amazed by the support that the members of the Three Rivers community show for each other, especially during difficult times. I have been impressed by the quality of education that my children, currently in 4th and 7th grade, have received during their time in Three Rivers. The teachers and administration have done an excellent job of providing high quality, well-rounded education while also being caring and supportive.

I have serious concerns that allowing short term rentals to take over too many of the residential units in Three Rivers will financially and otherwise undermine the community and school that attracted my family, and other families, to Three Rivers. I think there are a number of things that can be done to both support the ongoing profitable operation of short term rentals while also minimizing the negative impacts of short term rentals on the full-time residents of Three Rivers.

First, I am in support of reasonable restrictions on the percentage of housing units that can be used as short term rentals – this will ensure that neighborhoods can continue to have neighbors rather than just a series of unknown visitors. There are numerous communities, particularly in desirable tourist locations, that have successfully implemented such limits.

Second, I am in support of reasonable rules governing the operation of short term rentals to ensure that they have minimal negative impact on the full-time residents of Three Rivers. There already are some property managers who manage their properties responsibly by limiting the number of guests, regulating guest conduct around issues like noise and parking, making sure that garbage is handled properly, and being conscientious of the use of shared resources, such as water. There is no reason that ALL short term rentals shouldn't be held to similar standards as it is clearly possible to do so while still running a successful business.

Third, I am in support of the idea of some portion of the tax on short term rentals should go directly to the Three Rivers community to support the school and other community facilities and programs. As the full-time residents of the Three Rivers community have to deal with the negative externalities of short-term rentals, it stands to reason that they should also be able to directly share in the tax proceeds these short-term rentals generate to help offset the short-term rentals' negative impacts.

When deciding whether to pursue an ordinance regarding short-terms rentals, I think it is important to ask yourself a few questions. Do you support the idea of community? Do you support the idea of children having access to education? Do you value the contributions of the community members, including educators, who have devoted decades of their lives to making Three Rivers a wonderful place? I can't imagine that your answer to any of these questions would be 'No.' So, if you support community, and access to education, and the efforts of countless individuals over many years to build a community like Three Rivers, supporting the idea of an ordinance that will allow short-term rentals and full-time residents to coexist in a mutually beneficial, sustainable way is a no brainer.

Marla Pleyte

From: [Laurie Schwaller](#)
To: [Clerk of the Board](#)
Subject: Comments on Item 20, October 24, 2023 Agenda - Short Term Rentals in Three Rivers
Date: Monday, October 23, 2023 9:47:31 PM
Attachments: [BoS Meeting 102423 STR draft short term rentals Comments.docx](#)

This Message Is From an External Sender

This message came from outside your organization.

Dear Melinda:

Please find attached our comment letter regarding Item 20-Short Term Rentals in Three Rivers, on the October 24, 2023 Board agenda.

Please add this comment letter to the public record, and let us know that you received this email.

Thank you!

-- Laurie and Greg Schwaller

[REDACTED] Three Rivers, CA 93271

559 [REDACTED]

October 24, 2023

TO: Tulare County Board of Supervisors

FR: Greg and Laurie Schwaller, [REDACTED], Three Rivers, CA 93271

RE: Agenda October 24, 2023 Item #20 - Short-Term Rentals (STRs) in Three Rivers

Receive a presentation from the Resource Management Agency on the impacts of Short-Term Rentals in Three Rivers. Direct Resource Management Agency staff regarding Short-Term Rentals in Three Rivers from the following options:

Option A: Bring back a proposed Ordinance and associated regulatory program which would include a potential moratorium on additional Short-Term Rentals in Three Rivers until the program is adopted.

Option B: Take no action.

1. We strongly urge you to adopt Option A and to ensure that a moratorium on additional Short-Term Rentals (STRs) in Three Rivers is enacted as soon as possible pending the adoption of a comprehensive Ordinance and associated regulatory program.

These actions are necessary because the unregulated STR business in Three Rivers is in many ways negatively impacting our community.

2. The surge of converting existing Three Rivers residences into STRs and building many new structures to serve right from the start as STR businesses, NOT as residences, in areas of Three Rivers that are zoned residential, not commercial, makes a mockery of the zoning in our community plan, and negatively impacts those of us living in residential and other zones inappropriate for STRs by turning our neighborhoods into significantly commercial operations that all too often disturbingly increase traffic, noise and light pollution, fire danger, water and septic issues, parking problems, and irresponsible trash and garbage disposal resulting in eyesores and undesirable and dangerous scavenging by bears and other creatures.

3. It is essential that the County discover exactly how many STRs are in Three Rivers, where they are, who owns them, and who manages them. Not only would this enable the County to ensure that the STRs are properly registered and permitted, thus enabling the collection of all applicable TOT revenues, and also the public recording of the appropriate contact to notify of any violations of the STR regulations. Every STR should be required to post a notice easily visible to the public showing how to report any violations or other problems at the site, with a current, correct phone number and contact name. An effective response should be required within a maximum of 45 minutes, regardless of the time of day or night.

4. A reasonable limit must be placed on the number of STRs permitted in Three Rivers. It would appear from the County's report that almost 25% of the housing in our community (almost 300 houses) has already been converted to (or built as) STRs. Other reports indicate that the number of STRs operating here greatly exceeds the County's figure; some say there are close to 1,000. Has the County assessed the number and percentage of STRs in all of the unincorporated communities for which it is responsible? This survey should be made and reported to the public. We believe that the number and percentage in Three Rivers will probably be far higher than in the other communities, and substantially greater than would ever be allowed in any of Tulare County's incorporated communities. Three Rivers' inordinate percentage of STRs has a detrimental hollowing-out effect on our neighborhoods, as

neighbors who know and help their neighbors and contribute to their communities are replaced by short-term transients in houses often owned by absentee investors, both of whom too often seem to have no concern or sense of responsibility for the quality of life in our town.

5. Our current residential zones do allow for a Bed and Breakfast Home to be operated on the property, but STRs are typically a far cry from Bed and Breakfasts Homes. The BandBs are defined as **A single-family, owner-occupied dwelling or other structure on the same property with one or two guest rooms in which overnight lodging and breakfast are provided for a fee.** Owner-occupied, one or two guest rooms, and breakfast provided are key features to ensuring that the property is well-maintained, constantly supervised by the responsible owner, and appropriately limited in the number of commercial guests and their vehicles. Compare this to STRs with accommodations for up to 16 commercial guests and their vehicles, no responsible owner living on the property, and no way for neighbors to contact the owner or property manager when there are problems. Let's stick to what our zoning allows!

6. During the 20-year period when community members (including us) were actively working on the Three Rivers Community Plan update with RMA staff (whenever RMA had time and staff to allocate to this requirement), no one had any idea that an onslaught of STRs would begin not long after the updated plan's adoption. The rapid growth of unregulated and often disturbing STRs must be stopped until the STR situation can be thoroughly assessed and then properly and effectively regulated to ensure that these commercial enterprises will not conflict with the attainment of the primary goals and objectives of our community plan, including the needs and desires of the community to maintain its rural character; ensuring compatibility between land use types and intensities; encouraging a diversity of housing options for all Three Rivers residents, including affordable housing for families, seniors, and National Park Service employees; ensuring that future development is compatible with existing development and the natural environment; and establishing rural compatibility standards.

7. We strongly urge the county to promptly put a moratorium on any new STRs in Three Rivers and to keep it in place until the County can determine how many of these businesses already exist in our community, where they are, who owns and manages them, and what their impacts are on Three Rivers. We understand that the TOT from these properties benefits the County, but we residents of Three Rivers are suffering many negative impacts from the STRs' too-often lax and irresponsible management and lack of regulation. We also believe that a significant percentage of the TOT they generate should be coming directly and accountably back to Three Rivers to fund and improve needed services that are impacted by the STRs. For example, we used to have a resident RMA roads maintenance worker whose full-time job was the inspection and maintenance and repair of our very needy Three Rivers roads. He promptly responded to calls from residents regarding road problems. Now our roads are more heavily used than ever, yet they seem to be last in line for County maintenance and repair. We used to have a resident Deputy Sheriff serving Three Rivers. Now our Deputy lives in Woodlake, 30 minutes away, because there is almost no affordable long-term rental housing in our community. Visitation to Sequoia and Kings Canyon national parks is a key factor to the health of Three Rivers' economy, as we are the southern gateway to these parks, but many Park employees can no longer find affordable long-term rentals in our community because too many of these properties are being turned into STRs. The same problem plagues many other valuable service workers, such as housekeepers, property maintenance workers, construction crews, and restaurant employees, who are vital to Three Rivers' economy and well-being. TOT revenues should also fund staff as needed to ensure compliance with any County STR Ordinance and regulations.

8. We bought our home in Three Rivers in 1989, with the goal of retiring in the peaceful, rural, beautiful, natural environment of South Fork Drive. We had to work for another five years before we could move into our home here. During that time, we rented it to a family with three small children, while we came up as often as we could on weekends to improve the property. We moved in in 1995 (and our tenants bought a house of their own just up South Fork) and worked another ten years in Tulare County until we could finally retire. We have greatly enjoyed getting to know our neighbors, socializing together, and helping each other out. We love our town and support local businesses, the school, the museum, and traditional local events. But we are dismayed by the increasing number of properties that are being converted to commercial uses not allowed by the Exclusive Agricultural Zones, Foothill Agricultural Zones, and Rural Residential Zones that cover all of the South Fork within the UDB above the double bridges. These STRs have brought increased traffic, noise and light pollution, fire danger, water and septic issues, and irresponsible trash and garbage disposal resulting in eyesores and undesirable and dangerous scavenging by bears and other creatures. We have no way to find out how to contact the owners or managers of these STRs to report problems and insist on their prompt and effective correction. Dozens of times I spend much of my walk down South Fork picking up trash strewn all the way across the road and alongside it for many yards by bears and other creatures seeking food in improperly secured trash containers. The property next to ours is now for sale, and we dread that it will be turned into a Short Term Rental. We strongly urge the County to put a moratorium on any additional STRs in Three Rivers until their impacts can be fully assessed and properly regulated and enforced by ordinances that will protect our community's neighborhoods, environment, quality of life, and sustainability.

Thank you for your prompt and effective response to this increasingly detrimental STR situation in Three Rivers.

From: [Brent Stover](#)
To: [Clerk of the Board](#)
Subject: Short Term Rental Agenda Three Rivers Option B
Date: Monday, October 23, 2023 9:10:26 PM

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Tulare County Board of Supervisors,

I purchased and lived in my home in Three Rivers from 2020 to 2022 while I was stationed at NAS Lemoore with the intention of finding a job and staying local. I retired from the military in 2022 and was unable to find a job with the necessary wages that did not require a commute of 60 to 100 miles a day. With fuel cost I was already spending 800 to 1000 dollars a month on fuel to commute to the base. I found employment elsewhere and had to move my family, that's life sometimes.

When faced with the decision to short term or long-term rent, I was advised by multiple locals (10-15) not to rent long term to locals because they have a tendency not to take the best care of property and ruin things. We made the decision to Short Term Rent. This is far from the cash cow that the locals think it is. It merely allows me to maintain my home and one day get into a position to hopefully move back.

I believe the "anti" crowd sees the prices on the STR platforms and think we all are just raking in the money and truly do not care about the town, not realizing that 75% of the income is gone to taxes, fees, cleaning, and other auxiliary services. These properties are maintained better than most. I am sure there are some outliers.

Over the last two years from April to the end of September we put roughly 10,000 dollars a month back into the economy. If each unit in town is paying just half of that collectively they are generating 1.4 million dollars a month that is being paid out to cleaners, gardeners, pool maintenance and property managers to name a few. It would be safe to say that other than the National Park Service, that Short Term Rentals are the Number one employer in Three Rivers and many non-owner residents rely on them for income. Most of these numbers are generalizations and I hope we aren't making laws or ordinances regarding people's property rights using assumptions and generalizations. For the content below the data was collected from the United States Census government website and a search of STR platforms.

Short Term Rental Numbers in Three Rivers

Some residents of Three Rivers have brought to everyone's attention that they feel that short term rentals are taking away housing opportunities for young families by driving up home prices and that they are the cause for the decay of local businesses and the community overall. I have heard there are possibly "1,000" Short Term Rentals in the community. How could this be possible with 1,675 housing units in the community? I would estimate between 267 and 290 Short Term Rentals that are within the town of Three Rivers. So right in the middle would be 17% of homes could potentially be active Short-Term Rentals. But we must subtract dwellings that are not considered residential housing. To be generous and say that the new number is 200, that's only 12% of the housing units.

Currently, there are at least 16 homes on the market that are listed well under the state average home value. Out of those 16 homes half of them are listed for 50% less than the average home value and have been on the market for 30 to 240 days. Where are the eager buyers at? I believe the market will work itself out without government influence.

Somewhere in the ballpark of 1.2 million people travel to Sequoia and Kings Canyon National Park Annually. Let's say only half of them take the Three Rivers entrance. A little over 500,000 people are in town throughout the year with the brunt of that being in a four-month time span. It could be fair to say that the complaints can more likely than not be chalked up to people just passing through and not even lodging in town.

Many have moved to Three Rivers after their children left home to retire. They never intended to have more children. On the housing impact to school attendance front, what is the difference between a short-term rental with no family and entire subdivisions of retired aged people with households that do not have children living in them for possibly 10 to 20 years? I think the homes occupied by non-childbearing age and retired people are having a greater long-term impact on the availability of property for young families to purchase. It's no fault of their own, we all will age and hopefully be where they are one day, that's just the demographic of the town and that demographic does not support schools that need children in attendance.

Three Rivers elementary school and Three Rivers Preschool enrollment numbers

Three Rivers is an aging community and has been for at least the last three decades. It has a median age of 51.7. The average age in the United States is 38.1 and the average age in the state of California is 36.7. Out of the 2,601 estimated population 1,702 people are over the age of 45, well above the average childbearing age in the United States. Of the 899 remaining residents 454 of them are under the age of 19. This leaves 445 people that could potentially have or adopt children. Encourage these locals to have or adopt more babies for the future!

There are an estimated 361 children between the ages of one to fourteen that live in Three Rivers and could be attending preschool and grades K-8. With this number the school should be three times its capacity. From this data it appears that the school is under utilized by the local population. Where are the school age children attending? Private school or opting for an alternative? Why are families choosing to seek education elsewhere?

To remedy this we could propose that residents must enroll their children with Three Rivers Union School until the school is at 90% capacity. Once the capacity is reached parents can then request a voucher/permission to utilize private school, home school or another public school.

Three Rivers Business Closures and Crime

The owners of the Pharmacy retired and closed the business. Three Rivers Auto Parts Store and other mechanics closed 20 years ago outside of the 10-year time frame that is being captured for Short Term Rental Impact. The real impact possibly comes from locals choosing to shop out of town either because of prices or they don't like what's available. I would point my finger at Walmart, Costco and Home Depot. They have been killing small towns within 60 miles of them for years. There are plenty of people in Three Rivers that, if they choose to do so, could support the non-tourism-based businesses that are claimed to have closed due to

Short Term Rentals.

Lastly, the article used as a reference in a previous email to link crime increase to Short Term Rentals Increase states directly in the abstract that there is no evidence to support that elevated numbers of tourists bring crime with them.

To wrap this up there are many factors that need to be analyzed to figure out what the actual causes of the issues in Three Rivers are and not just the perceived cause. Real data needs to be gathered to make a real decision on whether to step in and erode personal property rights.

I vote option B take no action.

Thank you for your time,

Brent J. Stover

From: [Bill Wakefield](#)
To: [Clerk of the Board](#)
Subject: Public Comment #20
Date: Monday, October 23, 2023 8:36:28 PM

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I would suggest a moratorium on additional STRs. Many of the recommendations are punitive to investors that pay property taxes and TOT to the county. We are providing a service to Three Rivers that brings tourists to the area that then support local businesses in the area.

Sent from Bill Wakefield's iPhone

From: [Ann Huber](#)
To: [Kirsten A Bain](#)
Subject: Three Rivers short term rentals opinion
Date: Monday, October 23, 2023 7:24:50 PM

This Message Is From an Untrusted Sender

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Hello,

I am a permanent resident of Three Rivers since 2009. I am writing in support of any and all restrictions on short term rentals in Three Rivers, especially in areas with housing density of neighborhoods. Our house is in Cherokee Oaks. There are many quality of life impacts from the significant number of str in our neighborhood.

- One of the major challenges is fewer residents to participate in our volunteer based water district.
- Noise / incompatible use. There is one str a few houses down from where I live. They have gatherings in the backyard with music late at night and loud laughing. I've had to walk over to the house at 11pm on a week night to tell them to turn it down, as I am not on Vacation and have to work in the morning.
- Lack of long-term rentals in Three Rivers. Having no limits on short-term rentals in our small town has meant much more difficulty in finding rental housing for employees at the park. I am a permanent employee of the park and have had much greater difficulty finding housing for both seasonal employees and new to the area permanent employees.
- Lack of rental options makes it more difficult to attract and retain employees to work at Sequoia national Park. I have personally had one person who I hired leave after 3 months because they could not find a place to rent outside of the park.
- Loss of community. This is an intangible factor but a real and meaningful one. The higher proportion of non-residents means there are fewer people to send their kids to the school, to volunteer at events, and to keep us thriving community thriving.

I would like to see a cap on the number of short-term rentals allowed in Three Rivers. It is not an issue with all short-term rentals. Having that as an option for people that want to rent out their house is not a bad thing in itself. It is the high percentage of housing in Three Rivers that has become short-term rentals that has changed our town in ways that are affecting our quality of life.

Many people have talked about incorporation so that we can have more control over what happens in our town. I would be a strong supporter of that.

I appreciate that Valero is at least attempting to help mitigate the impacts by introducing some restrictions. It is the first real action I have seen after many years of voicing our complaints about having no limits on the number of short-term rentals in our community.

Please count this letter as a strong supporter of restrictions on short-term rentals., whether it is the number of rentals or other restrictions, that will help at least partially.

Thank you,

Ann Huber



Three Rivers, CA 93271

From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: Three Rivers Short Term Rental letter
Date: Monday, October 23, 2023 9:44:04 PM

Public comment

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From: Wendy Ballew [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 3:00:56 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: Three Rivers Short Term Rental letter

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Hi Larry,

I hope this finds you well.

Please consider before voting on the STR situation for Three Rivers.

First let me start by saying I represent both sides of this coin. I will try to keep it simple. I have lived in Three Rivers since 1991.

When I arrived some things were similar to today. Young folks going to school primarily worked in the restaurant industry serving or lodging industry, cleaning. I worked at them all. Holding just one of those jobs never sustained rent, you had to work more than one job. Lodging then belonged to the hotels/motels in the area.

Our city has become noticed and the world more populated. We are still a tourist based town. We rely on tourists to keep our restaurants, pubs, small shops and artists thriving. This is a good thing.

We need better parking options for safety but that's a different discussion. Earmark it. I'll be happy to have it with you.

Vacation rental online sites were initially intended to provide opportunity to people with an extra room or granny flat to supplement their income.

I think we can say it's expanded to a level of greed that isn't becoming of any town. It's kind of like the difference between a Dog Breeder and a puppy mill.

To keep the integrity of a breed is important. To use it as nothing but a means of income at the demise of the breed is inhumane.

I don't have a problem in general with vacation rentals especially if they are off the beaten path and managed to maintain community respect.

Most of the proposals within your agenda seem fine. I would like clarification in the 50% of owned properties should be long term. Does mean if you have a 2 bedroom long term rental you can have 2 one bedroom vacation rentals?

I am now semi retired. I clean VRBOs and help manage a couple of them for people that love and care about our community.

We own a home in the primary "family" neighborhood in Three Rivers.

A place we felt safe raising our son and letting him ride bikes throughout. I wouldn't feel safe

doing that in our neighborhood today. Speeding tourists, drunk people that have rented for a bachelor party or wedding that are stumbling through yards and peeing in bushes.

Small homes in a quiet neighborhood are being rented to large parties of people that exceed the homes, water, septic and parking.

I have checked into the permit requirements for large gatherings and have been told, report these things to the sheriff - the offense will be cited. But there is no current regulation that indicates the illegal offense for citation.

How can it be illegal to gather without a permit if you haven't set a number of people that require one? How can you charge a fine for something that doesn't have a parameter? And if you did, who would that citation go to, the renter or homeowner that allows these large events in this small neighborhood over and over? Because the 3rd offense would be a \$10K fine which sounds great to me, but I don't see how you ever get that to happen.

Noise regulations, parking required to be on the premises, these things will help.

So for me,

I'd like to see the permit process for large gatherings within a private residence defined and offenses to be charged back to the home owner, not the renter. I'd like to see those that currently have VRBOs in any neighborhood, make sure there is a viewable window sticker on the home for contacting the property manager when things need reporting. I'd like to see neighborhood vacation rentals phase out.

I'd like to see some of the Transient Occupancy Tax that Tulare County collects from OUR community, put back into OUR roads, some off street parking for safety. Because as I understand, OUR community provides 90% of the TOT for the county.

I'd like to see our community be happy about welcoming in guests because they aren't disrespecting the place they're visiting.

Thank you for your time and to Eddie Valero for championing this effort.

Respectfully,

Wendy Ballew

(559-)

From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: Three Rivers STR owner
Date: Monday, October 23, 2023 9:43:02 PM

Public comment

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From: Cindy Monzon [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 3:26:46 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: Three Rivers STR owner

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Dear Members of the Board of Supervisors,

I am writing to express my deep appreciation for your time and dedication to our community, and to share the remarkable journey my wife and I have embarked on, and the positive impact it has had on our lives and the neighborhood.

Let me introduce myself My Name is Jorge Monzon and my wife is Cindy Monzon. Two years ago we decided to purchase a home in Three Rivers. I have worked for ATT for 28 years the first 10 years of my career was spent traveling to Three Rivers where I enjoyed the beautiful hills and nature. My wife is a realtor and she came across this property and we decided this was the perfect opportunity to not only be able to have a beautiful home to share with our family but to also share with the millions that travel here from around the world. Three years ago we purchased our home in Cherokee Oaks. We spent 9 months of countless hours traveling back and forth from Visalia to Three Rivers to make this dream a reality. We made the commitment to transform this property in Three Rivers, into a short-term rental as a future investment for our family and place to gather. This endeavor required significant sacrifices, both in terms of time and financial investment. Tirelessly, working to remodel the property ourselves and enhance its curb appeal, with the intention of not only improving our lives but also benefiting the community around us.

Our efforts have been motivated by a desire to create a place that enhances the local community. By operating a short-term rental, we have contributed to the growth and prosperity of Three Rivers in several significant ways:

1. Economic Contribution: We have diligently followed all the rules and regulations set by the county. This includes regularly paying our taxes, which, in turn, have contributed to the fiscal growth of the community.. We have watched the growth in Three Rivers in the last Three years. New restaurants, shops, coffee shops and more. This has added more jobs and brought more locals to the community.

2. Neighborhood Improvement: The extensive remodeling and curb appeal enhancements to our property have not only increased its value but also added to the overall charm of the neighborhood. This, in turn, benefits the property values and desirability of the entire community.

3. Management: Guest Equity a local couple from Tulare are managing our property. Any complaint has been taken serious and has been handled professionally. Of course there are always the exceptions of neighbors that want to enforce their personal opinions on the property but we continue to try and be at peace with everyone around us. Respecting this is their fulltime home.

4. Rules: Most rules that were brought to our attention are not CCRs but rules that have been adopted over the years. In an effort to be proactive we have made to sure to bear proof our Trash cans to lesson the impact to the neighborhood. Noise, as one can expect when family's gather there will be inevitability noise, however we have rules set in place such as quiet hours that is enforced through the management company. Water and water conservation, is another topic frequently brogught up. Since our home is only in use for 50% of the year and most guests arrive late and leave early for the park we are actually helping conserve more than a fulltime owner.

In summary, our short-term rental venture in Three Rivers has not only been a dream realized but also a testament to our commitment to our community. We kindly request your support and understanding as we continue to contribute to the betterment of our neighborhood and the local economy. We are also committed to adhering to all relevant regulations and ensuring that our property continues to positively impact our beloved Three Rivers. We are hoping to change some minds of those around us that can see the benefits of STR properties.

At this time we would suggest the best course of action would be Option B, take no action.

Sent from [Mail](#) for Windows

From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: STRs in Three Rivers
Date: Monday, October 23, 2023 9:41:43 PM
Attachments: [image001.png](#)

Public comment

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From: Mike Abourezk [REDACTED]@srDiversified.com>
Sent: Monday, October 23, 2023 3:30:48 PM
To: Larry Micari <Lmicari@tularecounty.ca.gov>
Subject: STRs in Three Rivers

This Message Is From an Untrusted Sender

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Tulare County Board of Supervisors,

I am a 40-year resident of Three Rivers, a local contractor, a property owner, a taxpayer, and a proud STR owner.

I am shocked by the pushback regarding STRs in the area. Less than 10 years ago, the same people that now complain about the noise, parking, and lack of housing, were complaining about the lack of restaurants, shops, and tourism that brings this small community much needed business.

I have watched this town go from something that looked close to an old west ghost town, to a town now full of life and opportunities. Restaurants are now opening and being built. Shops and souvenir vendors are popping up. Food trucks are finding their way up the hill. All of this is partially supported by the

availability of STRs for travelers to stay in. STRs have become a financial opportunity for many people in the area to help supplement incomes especially in tough economic times like these. The tax benefits to the county go without saying. I personally live in an area of Three Rivers where 7 of the 10 houses near me are STRs. Three of those houses were vacant (until the owners turned them into STRs) and the other four were recently built specifically for the STR market. The properties are kept clean, and the neighborhood is quiet. STR ownership has provided my family with a financial security that enables us to spend more time together and strengthen our relationships, a blessing that should not be taken away by overregulating private property.

I would also like to address the disingenuous agenda summary.

- School enrollment. **The school has had a steady decline in enrollment for the last 30 years. This is mostly attributed to the cost of living in Three Rivers(fuel, food, utilities) and the overall inconvenience of living in the mountains. Young families are more comfortable closer to services. Nothing to do with STR**
- Preschool. **The preschool closed almost 10 years ago. It had nothing to do with STRs.**
- Drugstore/pharmacy. **The local pharmacist wanted to retire; it had nothing to do with STRs.**
- Veterinary. **This office was only open part time, so most people utilized the vet in Exeter.**

Nothing to do with STRs.

- Dentist. Sadly, the local dentist's wife passed away and he decided to close his practice. Nothing to do with STRs.
- Auto parts store. The local Napa closed almost 25 years ago. Nothing to do with STRs.
- One mechanic. Please tell me who all the other mechanics were?? The Chevron has been the only auto shop in town since Pat's closed 30 years ago. Nothing to do with STRs.
- Church. Churches all over the country have had declining numbers over the last several decades, not to mention post pandemic decline which is significant. Nothing to do with STRs.
- Park housing. Why am I as a private citizen, property owner and landlord, required to provide housing to park employees. Why doesn't the park upgrade its housing to make it more attractive for employees. Nothing to do with STRs.

The entire premise of this meeting is based on misinformation and half-truths. I would strongly encourage our Board of Supervisors to exercise option B (do nothing).

Respectfully,

Mike Abourezk

Senior Project Manager

Cell (559) [REDACTED]

[REDACTED]@SRDiversified.com

www.srdiversified.com



From: [Larry Micari](#)
To: [Clerk of the Board](#)
Subject: Fwd: Public Comment - Three Rivers STR Agenda Item #20
Date: Monday, October 23, 2023 9:40:30 PM

Public comment
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From: Sarah Elliott [REDACTED]@gmail.com>
Sent: Monday, October 23, 2023 3:32:58 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: Fwd: Public Comment - Three Rivers STR Agenda Item #20

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This message came from outside your organization.

DEAR MEMBERS OF THE BOARD OF SUPERVISORS:

SYNOPSIS

Vacation rentals in Three Rivers are a complex issue, with both pros and cons. While they bring visitors and revenue to the area, unregulated profit-driven operators harm the community. Three Rivers relies on tourism, and addressing this issue requires careful consideration.

The affordability crisis is driven by multiple factors like high housing costs, inflation, rising interest rates, and low wages, not just short-term rentals. Regulation won't solve these issues.

Bear-proofing and light pollution are concerns that predate vacation rentals. Why wouldn't all residents be held to these same standards?

Blaming short-term rentals for the closure of businesses lacks empirical evidence. Small businesses need broader economic support.

Regulation is necessary, but it should be nuanced with green, yellow, and red zones (go, no-go, or somewhere in the middle). Example: Make Cherokee Oaks and the business district red zones. Categorize and tax vacation rentals based on factors like owner residency.

I've been part of Three Rivers for generations and operate a successful owner-occupied short-term rental with a 5-star rating. This income is vital for my family during some personal and economic tough times.

I am on board to work together for a balanced solution that benefits everyone in Three Rivers.

Best regards,

Sarah Barton Elliott
Three Rivers, Calif.

* * * * *

THE IN-DEPTH VERSION

THE GOOD — The short-term rental industry brings people to Three Rivers and funds its small businesses (and the County coffers). It is important that this industry is not taxed or regulated out of existence. There are people in it just for the profits; people who don't care about the guests nor have any stake in the community. They are the ones who are harming vacation rentals as a concept, and they are the ones who are degrading the short-term rental experience in Three Rivers.

Both present-day and historically, Three Rivers has been dependent on a tourist economy. From stage stops with lodging (1890s) to motels and vacation rentals. From Cobble Knoll Lodge, Water Wheel Cabins, Hill Haven Cabins (1940s) to Comfort Inn and Suites and vacation rentals. When Disney proposed a world-class ski resort at Mineral King, speculators swarmed to the community to buy property in preparation of the riches that would soon be rolling in. When Sequoia National Park ended its winter recreation, Three Rivers was directly affected and many businesses closed. Now investors have set their sights on housing in this community that has a renowned reputation for lack of oversight and regulations (that's on you, County of Tulare).

The dilemma of what to do about short-term rentals is tied to so many other community issues that it's like a giant Jenga game. If you pull out this one block, the entire tower will eventually topple. **Three Rivers is very close to toppling** so care needs to be taken in how its visitation is addressed. Decisions should be based on research and studies, not gripes and complaints.

THE BAD — It is becoming increasingly unaffordable to live in this rural place. Short-term rentals aren't affecting fire insurance cancellations and exorbitant premiums, inflation, interest rates, student loan debt, and debt-to-income and wages-to-housing ratios. If Three Rivers regulates STRs, those regulations are not going to have any impact on the high cost of housing afflicting the entire state and nation. It won't end poverty, it won't attract businesses, it won't provide the county with a four-year university, and it won't improve borrowing power.

The long-term rental shortage isn't solely due to houses becoming vacation rentals. Sequoia National Park and other Three Rivers entities (including a church) formerly provided affordable housing for employees. Some homes are too luxurious to be affordable housing for renters (or families looking to buy). Other properties have had so much money invested into renovations that they, too, would have to charge exorbitant rents. Homes previously in disrepair have been restored to serve tourists and other groups but maybe would have remained empty and neglected otherwise. In this housing climate, any three-bedroom, two-bath, single-family residence in the Cherokee Oaks neighborhood would be prohibitively expensive to rent long-term to a family attempting to live on local wages. Let's be real: Banning STRs won't solve the fact that paychecks aren't keeping up with the cost of housing. High gas prices

have also reduced the number of commuters who live in Three Rivers as the employed choose instead to live closer to the employment. These are all issues that lawmakers should be working on from the federal to state to county to local levels.

THE UGLY — When did every full-time resident of Three Rivers become so discerning and mindful that they don't contribute to any of the serious issues the community has been facing for years? I rarely notice my STR neighbors, however, I share a property boundary with some hostile folks who have lived here 30 years. I know a couple other Three Rivers residents suffering similar neighbor situations so be careful with those wishes.

BEARS — Throughout the Community Plan process and beyond, I have been an advocate for bear-proofing Three Rivers. The County has been complicit in this being an extremely frustrating, long-term problem. Why would regulations for STRs include bear-proofing trash cans but not be in force for full-time residents? If the Board of Supervisors can wave this magic wand and make it happen, then why not include the entire community? And why wasn't this done 10 years ago? 20? This issue was occurring long before short-term rentals were a part of the conversation. This is piecemeal; **nothing will solve the bear-vs-garbage catastrophe until 100 percent of garbage from businesses and homes is secured.** I look forward to the County ensuring this happens since it is obviously a known problem that can be fixed at the local-government level.

LIGHTING — I have spoken out in favor of dark night skies in town for more than 20 years. Again, way before short-term rentals were even on the radar, there have been lighting offenders that include both businesses and residences. Three Rivers is in an optimal position to be a dark-sky community because there are no street lights or stoplights illuminating the night. But thoughtless outdoor lighting at homes, businesses, and even the (County) library have been a chronic issues for decades.

STRUGGLING BUSINESSES — Where are the long-term studies conducted by the County of Tulare that determined the vital businesses and services in Three Rivers recently closed were tied to the proliferation of STRs, and that this exodus could have somehow been avoided? It's a challenging time for small businesses everywhere as corporations are swallowing them whole, including the short-term-rental industry. If the Board of Supervisors would like to help small businesses, then stop inflation, lower interest rates, increase wages and, while you're at it, limit corporate profits and tax the rich. Three Rivers businesses have always come and gone. Community members want long-term small businesses and continually protest against franchises and corporate chains. As such, these independent businesses depend on local residents to be their foundational support. In the County's list of current closed Three Rivers businesses, can all STR detractors say they gave their every retail dollar to ensure the success of a pharmacy, veterinarian, auto mechanic, dentists, chiropractors? Do people fill up their gas tanks at the local gas stations; do all their grocery shopping at the markets; eat out every meal; buy all their incidentals at the local shops? Many of the guests at vacation rentals do. Has everyone sent their children to the local preschool and Three Rivers School/Woodlake High School? And certainly no one would order online an item that could be purchased in Three Rivers. If someone local asks for a specific service recommendation on social media, it is glaring to me when it is

not always a Three Rivers service provider who is recommended first or at all. And this is by some of the most vocal opponents of the STRs.

SOLUTIONS — Regulation of the proliferation of STRs is necessary, obviously. There should be green, yellow, and red zones within the community where rentals are either a go or a no-go or somewhere in between. For instance, I support a red-zone for Cherokee Oaks. **That neighborhood should not be allowed to succumb to STRs.** I also support a red-zone for the business district of Three Rivers; commercial space should not be converted to residential (again, it's County of Tulare that is allowing this to occur).

Vacation rentals should also be categorized and taxed accordingly. The tiers could be something like this:

- Room(s) in a home and/or guesthouse at an operator's primary residence.
- House with off-site owners who reside elsewhere in Three Rivers.
- House with off-site owners who do not reside Three Rivers.
- Multiple homes in Three Rivers owned by one person/entity/corporation.

I am honored to live in a community where people visit during their vacations. It is one of my favorite reasons for being here. This isn't a simple "vote for option A or option B" issue. **How could it be such an easy either/or vote when an entire community's future and forward progress is at stake?** I submit this correspondence respectfully and with hope that it contributes toward an equitable solution for all and, most importantly, for what is best for Three Rivers. But that solution is going to take foresight, study, hard work, and compromise. Is everyone, from elected officials to concerned local residents, willing to put in the effort? Good! Let's get to work.

Respectfully,

Sarah Barton Elliott
Three Rivers, Calif.

* * * * *

Brief biography: I am the fifth generation of the Barton family to live on land in Three Rivers settled by my great-great-grandparents in 1878. My great-great-grandfather, James Barton, was a Tulare County supervisor (intermittently from 1869-1891) known for walking from his home in Three Rivers to attend the board meetings. My two children, now in their 30s, are the sixth generation of the family to be raised here.

My husband, John Elliott, and I owned and published the Three Rivers weekly newspaper for 26 years (1995-2021) until my husband suffered a serious stroke. I had to close the newspaper operation because half the team became suddenly incapacitated. I had been dabbling in the short-term-rental market by renting out our 400-square-foot guesthouse as my schedule allowed.

My short-term rental experience: I have found the rental endeavor to be

extremely enjoyable because the space is attached to our home. I am meeting people who have traveled here from around the world. It was low-key, relaxing, and matched my skillset of designing, landscaping and, yep, cleaning.

Almost overnight, I found myself caregiver to my husband and my now-99-year-old father next door while also having to earn an income. With two major wildfires, COVID, and damaging flooding that closed the national parks for nearly six months, this has been a scary, challenging time. But without this modest income, I would not be able to afford to stay in my home.

As for my rental, I have found a recipe for success. A clean, comfortable, well-designed, small space where guests are the top priority, and being an on-site host who greets all visitors and provides extensive history and information about Three Rivers and the nearby Sierra mountains. I list my property solely on the Airbnb platform where I have more than 500 reviews and a 5-star rating. And I meet the County's eight "operational requirements" without being asked.

In almost five years, I can think of three instances of guests who weren't a good fit for the property. That's it. Other than that, the guests are appreciative, respectful, and low impact. I imagine this is the same ratio at most STRs but an on-site host and lower occupancy does make a difference. I worked so hard for a quarter century meeting a relentless weekly newspaper deadline. That kind of stress takes its toll. I am grateful to be doing something I thoroughly enjoy. It's a passion project that contributes to the betterment of Three Rivers, which is always my goal no matter what my job has been.

From: [Amy Brown](#)
To: [Kirsten A Bain](#); [Clerk of the Board](#)
Subject: Public Comment - Agenda Item #20 Support of Option A
Date: Tuesday, October 24, 2023 8:36:33 AM

This Message Is From an Untrusted Sender

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Dear Tulare County Supervisors,

I am writing in support of Option A: Bring back a proposed Ordinance and proposed regulatory program to address Short Term Rentals (STRs) in Three Rivers, CA.

This is a complex issue and will need time and discussion on all sides to reach a workable solution. Please vote for Option A to allow this discussion to move forward. Many communities have worked to address similar challenges, and we can do the same.

I originally moved to Three Rivers from Hood River, Oregon in 2003 to work as a seasonal field biological science technician conducting long term forest health monitoring for USGS at Sequoia and Kings Canyon National Parks. I fell in love with these parks and the Three Rivers community. My first season I lived in Buckeye housing in the park. I was a GS-05 and made \$14 per hour. I paid \$360 for my room in a 3 bedroom house. However, I fell in love and we moved to Three Rivers with our dog and two cats, because seasonal employees residing in the park do not have the option to have their partner or pets in their unit and there are no housing options for seasonal employees which are not shared. You do not get to pick your roommates. Back then, we were able to find long term rental houses that we could afford in Three Rivers. It was challenging, but we did it. By 2009, we were in a 2 bedroom house that costed \$750 per month, with each of us paying \$375. At that point, we each made \$15 per hour. We broke up that fall and I moved away. I returned to Three Rivers in fall 2012 because I missed the park and the community. I moved in to my current rental "mother in law" 1 bedroom house for \$600/month. A GS-05 wage was then \$15.15 per hour. I still live in the same rental, 10 years later. I now pay \$800 per month. I am no longer a GS-05- after 17 years as a seasonal park employee and 4 years as a permanent year round employee, I am a GS-09. However, I am a single income and my bank tells me I can afford a home up to \$166,000. GS-05 employees (who are our rangers who conduct SARs, biological science technicians with degrees and experience, interpretive rangers, the entrance staff, etc. who keep our park open and running) currently make \$18.06 per hour. Five years ago, my parkie friends bought a home in Cherokee Oaks for \$250,000. They were a couple, so splitting it meant \$125,000 each. They had a family, and they ended up selling their home and moving to a different park and sold their home last year. They sold it to another park family for around \$450,000. This park family had two incomes at GS-12, and that is still expensive for them to afford, but if my friends had not chosen to keep the home price lower so that they could afford it while still making enough to be able to move to their next location, it would have been sold for twice that...and become an STR, just like literally every home that is for sale in Three Rivers now.

Our park (SEKI) is hurting badly due to unfilled vacancies and high staff turnover. This is in part due to our low wages (Rest of US locality) but also is directly related to the boom of STRs in the last 5 years, because every single long term rental (I literally would have to move out of town if my landlord changes her mind about letting me stay...there are no other

options)is now a STR. Homes are being purchased by out of town investors for rates no local could ever afford, then remodeled and flipped for use as STRs. No one can afford to pay long term monthly rent on a home which costs more than our total income. That is now the reality here, and it is directly related to STRs because they would not be driving the home prices up to these extreme rates if they were not about to make thousands per month on the STR income. When the park had to close during the pandemic, and fires, and floods in the last few years, the entire community was screaming at the park that they were losing their STR income. Meanwhile, many of us were evacuated and many were also out of work and we couldn't fill our vacant positions due to no housing options that were in any realm of affordability. Even the Superintendent cannot afford an \$800,000 home.

In addition, many of these homes are being used nightly by many more occupants than the building would have if it was a long term rental. We have huge trash issues because out of town owners and managers do not put out their trash once a week the morning of trash pick up- their guests put it out nightly and do not use or lock metal bearproof dumpsters to secure the trash. I live on North Fork drive, and there is trash strewn on the road every single morning during the seasons when bears are in the foothills. It's abhorrent and over time, bears are getting more aggressive. This is not ok. Many people also are experiencing problems with shared wells and septic systems being overtaxed. People do not conserve when they are traveling. People set their AC in the 60s on vacation when they would not do that in their own homes where they have to pay the bill. It is wasteful and damaging to our community as well as globally.

STRs are not in themselves a problem, but there needs to be discussion on how to balance having STRs which are owned and managed by onsite locals in the community, who care about the impacts and will manage them in a more sustainable way. Please choose Option A, and let's come together to discuss options. Here are a few ideas for future consideration: limit the number of STR units to be less than 10% of the available units, re-count your totals you are considering as STRs, because the numbers vary widely online. Airbnb alone has over 1000 listings currently. I also suggest a requirement for STR ownership by people who live in Three Rivers (at least over 6 months per year) and limit the number of units to 2 per owner. This can be phased in over 3-5 years, to allow the external investor owners to sell.

Please do not just choose Option B because you want the TOT money and you don't live here. Please think about how you would feel if you did live here. This is a tiny town of 2000 people with over 1000 STRs and we need your help. Our park is struggling badly being so short-staffed; we used to have many long term staff who were members of the community. The "vocal minority" who are concerned with STRs is only a minority because there aren't that many of us who remain here, because even our local industry staff have had to move down the hill to Exeter, Woodlake, and Visalia to commute up to the home they grew up in because there are literally no rental options and nothing is even remotely affordable to buy.

Please help us and choose Option A.

Thank you!

From: [Alysia Schmidt](#)
To: [Clerk of the Board](#)
Subject: Vacation rentals in Three Rivers, California
Date: Tuesday, October 24, 2023 8:39:49 AM

This Message Is From an Untrusted Sender

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To whom it may concern,

I support regulations for vacation rentals in Three Rivers.

I have personally been affected by the excess noise, fire danger, bears getting into unmaintained trash containers, dwindling students at the school, excessive lighting, etc.

I believe it is very important for regulations, so that the community of Three Rivers can be a safer community.

Thanks you,

Alysia Schmidt

Resident of Three Rivers

Sent from my iPhone

From: [RMA](#)
To: [Clerk of the Board](#)
Subject: FW: Public Comment for 10/24/23 BoS Meeting: Agenda Item 20-Proposed 3R STR Ordinance
Date: Tuesday, October 24, 2023 9:15:14 AM

FYI

From: anthony pinson [REDACTED]@gmail.com>
Sent: Tuesday, October 24, 2023 9:13 AM
To: Eddie Valero <evalero@tularecounty.ca.gov>; Ask BOS <ASKBos@tularecounty.ca.gov>; RMA <rma@tularecounty.ca.gov>
Subject: Public Comment for 10/24/23 BoS Meeting: Agenda Item 20-Proposed 3R STR Ordinance

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Tulare County Supervisor Valero,

Greetings, My family and I have been long-time residents of Three Rivers and while we do maintain short term rentals on our properties we are supporters of potential ordinance strategies for the issues we are encountering as a community.

I understand that many of the complaints being voiced by members of our community can easily be addressed by enforcement of existing rental laws, but there are a few that might benefit from new rules. Some concerns are:

1. Neighborhood nuisance and environmental impact- We are personally surrounded (on all sides) by airbnb that are willing to accommodate well over 12 guests at a time. This leads to trespassing, noisy parties, and trash in the river and riverbank. Another concern is the ability of the septic systems of these properties to handle a load of this level. Water quality and river safety is compromised when we have the likelihood of introducing sewage into our environment in an uncontrolled manner. An answer to this problem might be to limit the number of guests allowed at any one property to under 10 (for instance). If an owner wanted to host more guests, they would have to get some sort of special permit after inspection of facilities, and then operate at a higher tax or fee level?
2. Scarcity of long-term rental housing- Many people in our area complain of the lack of long term housing and the impossibility of even living in Three Rivers because of this issue. An easy answer to this community issue would be to limit the number of short-term rental housing owned by one entity. We are aware of some people running more than 10 properties as airbnb! Perhaps going forward property owners could be allowed to rent out space at their residence and/or a vacation home. Anyone with more than two properties that are run as short-term rentals would be required to have the special permit mentioned above and then fees would be levied on a sliding scale moving higher with property count. A maximum number of properties would help too. This would free up some for long-term rental to community members.
3. A byproduct of the difficulty of finding long-term housing here in Three Rivers is that the school is suffering, both financially and in student count. A portion of the TOT tax levied on

these activities should go to the school here and to improvements in the community, as we bear the burden of these activities.

Thank you, Anthony Pinson

Three Rivers Resident.