

**From:** [suevu3r@gmail.com](mailto:suevu3r@gmail.com)  
**To:** [Clerk of the Board](#)  
**Subject:** Public Comment: Short Term Rental Ordinance  
**Date:** Saturday, June 15, 2024 11:14:00 AM

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**This Message Is From an Untrusted Sender**

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Hello,

I attended the meeting in Three Rivers when you introduced the ordinance. While I think some of the items in the draft, will certainly help some of the problems in our community, it does not get to the crux of the issue which is the explosive growth of STR's.

I am not against people making money with their STR. Unfortunately it has gotten out of hand up here and the "loss of our community" has suffered. I would ask the county to "cap" the growth of these. Many other towns across the country have done so. Limit the STR to 10-15% of your total housing available.

The hard reality is that visitors staying in our town do not contribute to the community other than spending dollars here. They don't join the Lions Club, Volunteer at the local Thrift shop for Woman's Club, work at the local museum, support the food pantry, or send their children to our school. The school which is a K-8 had less than 90 students. Many of us are worried our little school could close down. My kids attended Three Rivers School back in the early 2000's and the attendance was close to 300. Families cannot find rental housing here, as everything has been turned into a STR. What has always made this town special is having neighbors and looking out for each other. Now your neighbors are staying 1 week and are from Michigan.

I am a retiree from the National Park Service. The park cannot fill 35% of their positions, as there is no housing. This has far reaching implications as two million visitors come to our parks. Less law enforcement rangers, less admin positions filled, less resource management, maintenance and interpretation rangers and the park suffers, which in turn the visitor will suffer.

All the ordinances will not mean much if the, growth is allowed to continue. Please reconsider placing a "cap" on the growth or soon there will no "local" community at all.

Respectfully,  
Sue Schwarz

**From:** [Susan Ardesch](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Public Comment: Short Term Rental Ordinance  
**Date:** Friday, June 14, 2024 5:58:29 PM

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**This Message Is From an Untrusted Sender**

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I understand and agree to points addressed in the proposed short term rental ordinance. I thank you for not adding dollars required to operate. The county reaps great benefits from the current TOT's. We all know this. We also know that Three Rivers should receive some additional dollars funneled back for improved parking solutions, to suggest one important need.

I would like to voice my opinion in regards to a statement made at the meeting on 6/13 in Three Rivers, by a representative of Sequoia National Park. It was stated that if their employees had places available to rent, they in turn would be able to hire more people and would not be understaffed. They inferred that it is because of STR their employees have nowhere to live.

Putting this blame on operators of short term rentals is wrong and inappropriate. The blame is on the park service. It is not the community's responsibility to provide housing for park employees. Much of the park service employee housing is in great disrepair and cannot be used to house people. The funding SNP receives is much lower than many other national parks. This is an internal problem, and Three Rivers property owners cannot be the one to solve it, or have blame cast upon them. The seasonal employees cannot afford to even rent at a going rate. FACT: I rent to both seasonal and long term park employees. I received subsidized rent last summer from the government in order to house 4 employees. Their share was 750 per tenant, per month. I provided all utilities and internet. If left to pay that on their own wage, they could not afford \$750 per month.

Three Rivers is a tourist town because of SNP and attendance to the park has skyrocketed. I feel for the park and the financial burden of the Complex Fire and the flood of 2023. We all shouldered those burdens, but inferring that Short Term Rentals are part of the park employee housing problem is simply deflection. This housing issue in particular is 100% the responsibility of the limited government funding that the park has to operate on.

As owners and operators of short term rentals we should be held to task to do all in our power to properly manage our homes and the guests.

I applaud the portion in the ordinance to limit occupancy to 2 people per bedroom. THIS will cut down on the "party house problem". Our neighbor used to advertise "sleeps 11". When they changed occupancy to the correct 8, everything changed. Now I hear families laughing and enjoying their time in the river. Not loud slamming music.

Better management, better results.

Sincerely,  
Susan Ardesch

Sent from my iPhone

**From:** [Jennifer Fawkes](#)  
**To:** [Clerk of the Board](#)  
**Subject:** FW: Short Term Rentals in Three Rivers  
**Date:** Tuesday, June 18, 2024 3:23:53 PM  
**Attachments:** [image001.png](#)

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**Jennifer Fawkes**  
Board Representative & PIO  
Tulare County Board of Supervisors  
p: 559-636-5010  
c: 559-749-4148  
e: [JFawkes@tularecounty.ca.gov](mailto:JFawkes@tularecounty.ca.gov)  
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93291  
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**From:** wendi morrison <ganesha32002@yahoo.com>  
**Sent:** Monday, June 17, 2024 11:26 AM  
**To:** Jennifer Fawkes <jfawkes@tularecounty.ca.gov>  
**Subject:** RE: Short Term Rentals in Three Rivers

**This Message Is From an Untrusted Sender**

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Greetings Jennifer,  
I hope this finds you well :)

My name is Wendi Morrison, I am a 17 year homeowner in Three Rivers. I migrated here after a long battle to save affordable housing in Studio City, L.A. County; trying to get away from the loss of green space, wealthy outsiders taking away our community and affordable housing; along with non stop construction and the elements it creates: noise, air quality diminished...a general loss of peace and well being. Add to that the non stop leaf blowers, which also impact in the same manner...I had enough. I spent many years working with our Neighbor Council, then to the City Council, but it was clear that there was a tsunami of outside wealth that was intent on running us out of our own communities.

I live a modest life, running my small non-profit animal sanctuary & retreat, where our support comes from our friends visiting us on the weekends. This has an impact of only 4 guests possible. Including myself, that could be any family of 5. Our guests come here with the purpose of peace and well being, supporting the animals, and for spiritual enlightenment.

My home is on the river, in the Cherokee Oaks subdivision. The house next door, which had been owned by an L.A. doctor who rarely came up to visit his vacation house, was turned into an Airbnb. There are no fences up here, so without anyone to go over the property boundaries, and lay down some foundation of conduct for the neighborhood, the Airbnb people would

walk through all of our backyards, in their minds believing the entire subdivision is a national park.

After years of this, he recently sold the house. Hoping for actual "neighbors", he unfortunately sold the house to an L.A. Music Manager, who is also running it as an Airbnb.

These types of transactions, shut us out of our own community that we pay double the property taxes on since they went up.

It takes away affordable housing from retirees and families that wish to leave the cities and reside here in peace and well being.

I now am subjected to parties till 2 am with loud rave music thumping away.

Groups: 3 cars of people at a time, taking over my life, as they yell, their kids scream, they sometimes bring dogs; these are outsiders coming into our home community to party, let loose, run free...in a subdivision full of homeowners....minus ALL THE AIRBNBS!

ALSO: they do non stop construction, and have gardeners using leaf blowers EVERYDAY!

BTW, Those gardeners get rid of the leaves, by blowing them onto my property!!!!

IN ESSENCE, THEY BRING THE DAMN CITIES TO OUR FOREST!

In addition, someone using the undeveloped property behind me, which is riparian river/flood zone; has set up a new business of having a campground.

They call it Isky Ranch, but it's an Airbnb w/campground.

So while I am in my formal backyard, outside all day, as that is what my work with the animals requires; I am subjected to campers and tents at rivers edge which is 12 ft across the river from me in my backyard. WHY DO I HAVE TO LIVE IN MY HOME AND SEE TENTS IN MY BACKYARD?

I CAN HEAR THEM IN MY HOUSE BECAUSE THE RIVER AMPLIFIES; THEIR YELLING AND SCREAMING SCARES MY ANIMALS, THEIR DOGS SCARE MY ANIMALS...in their own home that is supposed to be their sanctuary!

WHY DO I HAVE DRUNK STRANGERS WATCHING ME WORK, AND DUNK IN THE RIVER IN TRIPLE DIGIT HEAT TO COOL OFF SO I DON'T HAVE A HEAT STROKE AS I AM DISABLED AND OLDER?

WHY CAN'T MY FAMILY ENJOY THE RIVER I PAID/PAY TO BE ON, WITHOUT A CAMPGROUND OF PEOPLE ACROSS THE RIVER?

WHY DO I, IN MY BACKYARD NEED TO SEE A PORTA POTTY?

WHY MUST I HAVE ATV'S RACING AROUND 12 FEET ACROSS THE RIVER FROM ME?

WHY CAN'T I GO TO OUR STORE OR RESTAURANTS FOR FOOD?

We have plenty of motels, hotels, cabins, and retreats in 3R, THAT is where they need to be staying....NOT in our subdivision!

Unless the homeowner lives in the home to host the entire visit, such as the sprinkling of actual Bed & Breakfasts we have here like the Riverdance, and Pixie's Place retreat; short term rentals must be banned!

As property owners and full time residents, we should not be impacted at the river, or have our resources exploited, and "used".

So to be clear: NO campgrounds,, and visible tents, porta potty; no "short term rentals" ie: you rent a house for the weekend with zero host or oversight...not in our Cherokee Oaks subdivision!

I DID NOT LEAVE THE CITY FOR THE ABOVE REASONS, ONLY TO TURN

AROUND AND FIND IT HERE!

Please let me know how I can advocate for this "impact position" I have expressed.  
Thank you for your time and efforts!

All the best,  
Wendi Morrison  
559) 786-6777

**From:** [tularecountynews](mailto:tularecountynews)  
**To:** [Clerk of the Board](#)  
**Subject:** FW: Draft Short Term Rental Ordinance Information Page  
**Date:** Monday, June 17, 2024 9:36:14 AM  
**Attachments:** [image001.png](#)

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Short Term Rental Ordinance comment for the record.



**Jennifer Fawkes**  
Board Representative & PIO  
Tulare County Board of Supervisors  
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e: [JFawkes@tularecounty.ca.gov](mailto:JFawkes@tularecounty.ca.gov)  
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**From:** Norma Nevarez <[normanevarez61@gmail.com](mailto:normanevarez61@gmail.com)>  
**Sent:** Friday, June 14, 2024 5:33 PM  
**To:** [tularecountynews](mailto:tularecountynews@tularecounty.ca.gov) <[tularecountynews@tularecounty.ca.gov](mailto:tularecountynews@tularecounty.ca.gov)>  
**Subject:** Re: Draft Short Term Rental Ordinance Information Page

**This Message Is From an Untrusted Sender**

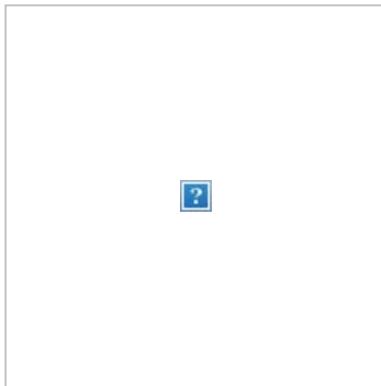
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You BOS say thank you for my interest yet, you exclude all of the concerns pointed out to you on Oct. 2023 BOS in Visalia. Your ordinance totally ignores all our concerns. It does nothing for us but protect the business owner at the expense of the permanent resident. Shame on all of you who refused to come and talk to us like Eddie Valero did. All you see is the TOT but nothing else. Your ordinance continues with things as they are. We are to be our own law enforcement, bear protector, etc.. Why is it that those that do not represent us have the majority of the vote. You don't live here or represent us BOS other than Eddie Valero. You clearly benefit from all the STR TOT without having to put up the negatives caused by unlimited number of STR allowed. Obviously, you don't

listen and dont care. Your ordinance does nothing for us.

e

On Fri, Jun 14, 2024 at 12:22 PM County of Tulare, Board of Supervisors <[tularecounty@boardofsupervisors.ccsend.com](mailto:tularecounty@boardofsupervisors.ccsend.com)> wrote:



Thank you for your interest in the draft of the Short Term Rental Ordinance. A web page with more information is now available. Information available includes:

- Timeline for the Short Term Rental Ordinance process
- Copy of the draft ordinance
- Options to comment on the draft ordinance
- FAQs

If you received handouts at the Three Rivers Informational Meeting, the web page reflects a correction to the fourth FAQ item. Noise complaints can be made any time of day as noted in the corrected item.

[Draft Short Term Rental Ordinance Information Page](#)

Questions? Email [Jennifer Fawkes](#), Board Representative

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**From:** [gerald gregg](#)  
**To:** [Clerk of the Board](#); [Eddie Valero](#); [mignon gregg](#)  
**Subject:** STRO public comments  
**Date:** Saturday, June 29, 2024 12:43:58 PM

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**This Message Is From an External Sender**

This message came from outside your organization.

I am once again distressed to see that the board's response to the many requests to cap short terms rentals is to state that this is not possible because government can't "stifle" business operations. Surely this is shortsighted. As I am certain you know, other counties and communities in CA have imposed all sorts of restrictions on short term rentals. It is possible to do so. It is not a question of "stifling" business but of the larger common good--creating vibrant healthy communities which everyone benefits from, including business owners. What attracts visitors to stay in Three Rivers is in part its charm and community feel. Too many short term rentals, which we now have, hollow out the community. We are all suffering from that.

I would also say that being told to report violations to the sheriff is not very effective. By the time someone gets here to look at the situation and enforce the rules it is usually too late. The offenders have left, etc. And property managers are not always helpful or responsive. And RMA takes a while to get here.

Mignon Gregg  
Three Rivers

**From:** [KEN Greenspan](#)  
**To:** [Clerk of the Board](#)  
**Subject:** The upcoming hearing on short term rentals  
**Date:** Monday, June 17, 2024 2:27:53 PM

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**This Message Is From an Untrusted Sender**

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Dear Clerk of the Board,

I was instructed to email you my concerns regarding the upcoming proposed ordinance on short term rentals, and my concerns would be distributed to all board members. I have several concerns, but two are the most important.

1. The short term rentals in Three Rivers generate a huge amount of trash. Instead of regular trash cans, they require large, metal bins to hold all the trash. The short term rentals leave the large, metal bins in the public roads permanently. In many places, they're traffic hazards. In Three Rivers, the roads are fairly narrow, and metal trash bins on the sides of the roads make them even narrower. The short term rentals aren't paying the county any rent on the roads. So why do they get to permanently occupy the roads with their dumpsters? The dumpsters should be on the short term rentals' property, not the public's property. I would like this requirement added to the proposed short term rental ordinance.

2. I attended the recent meeting in Three Rivers regarding the proposed short term rental ordinance. Nothing in the proposed ordinance addresses the most serious problem. The problem is the large number of short term rentals in our small town, and the effects the short term rentals have on Three Rivers. The most obvious way to realize the short term rentals' effects is to look at our only school's enrollment. As you heard again and again during last October's meeting, our only school has gone from about 250 students to about 85 students and is in danger of closing. Imagine the effects if every school in your area closed. Placing signs in the front yard and limiting noise does not put Three Rivers back on the road to once again being a functioning small town. The total number of short term rentals needs to be limited as they are from Los Angeles to New York City including Lake Tahoe, Santa Monica, Ventura, San Francisco, etc. (I realize the proposed ordinance is county wide, but the short term rentals' most serious effects are on Three Rivers.)

If you or any members of county staff or the board members wish to discuss the upcoming ordinance, my concerns and suggestions, or short term rentals' effects upon Three Rivers, please feel free to contact me.

Sincerely,

Ken Greenspan

**From:** [lindysullivan@aol.com](mailto:lindysullivan@aol.com)  
**To:** [Clerk of the Board](#)  
**Subject:** Public Comment: Short Term Rental Ordinance  
**Date:** Monday, June 17, 2024 8:10:50 AM

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**This Message Is From an External Sender**

This message came from outside your organization.

I would like to thank all those who played a part in putting together a sensible ordinance regulating STRs in Tulare County. After so many years of long, angry meetings with no visible results, I had given up hope of any sort of regulations ever being put into place. I am delighted to see a document which addresses the concerns of the County Supervisors and also some of the most egregious problems Three Rivers residents live with on a daily basis from the many visitors staying in our neighborhoods. While the proposed ordinance isn't everything I might hope for, it is a huge step in the right direction and I hope the Board will pass it with at one modification:

Operational Standards point 19 states that "A sign with the operator's name and contact information shall be placed within the front yard or attached to the front of the dwelling." While this might be sensible in urban areas, in Three Rivers, STRs are often located up long drives and such signage would not be easily accessed. Placing signs for one of the two STRs above my house in a visible location would likely mean a sign on my property near the road: I am opposed to that. Safety concerns have also been voiced, especially by single women who are reluctant to post their contact information in public places. I would prefer that STR owners be required to notify all adjacent properties by mail, email, or notice at the front door with contact information.

I would like to see the proposed ordinance instituted immediately, however there is one glaring omission I believe needs to also be addressed in the near future: that is, the lack of inspections to ensure that STRs actually have the number of "bedrooms" the properties were originally permitted for to ensure that water and septic systems are adequate to support the numbers of guests. Inspections should also ensure that owner/operators are complying with regulations. In the past, it was suggested that all STRs be charged for an operating permit. (I believe the recommendation was a \$500.00 one-time charge that would expire with the sale of the property.) Details of such permits should be set based on what it would cost to hire inspectors to ensure that STRs are complying with all regulations.

Finally, while we might hope that market pressures alone will address the problems of oversaturation of STRs in Three Rivers, I hope in time Tulare County will follow the excellent example of so many other tourist destinations who have imposed caps on the numbers of STRs in neighborhoods.

Thank you again for addressing these issues which are of such critical importance to the well being of those of us who live in Three Rivers. Please pass the proposed ordinance!

Sincerely,  
Cheryl Lynn (Lindy) Sullivan

43488 La Cienega Dr.  
Three Rivers, CA 93271

**From:** [Timothy Kua](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Three Rivers STR Ordinance  
**Date:** Monday, July 1, 2024 8:02:44 AM

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**This Message Is From an External Sender**

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Dear Board,

I hope this message finds you well. I am writing to express some concerns regarding recent policies proposed for Airbnb hosts in Three Rivers ([link](#)). As a host who is deeply invested in the well-being and success of our community, I believe it is important to address these issues and seek a more balanced approach.

- 1. Local Contact Requirement:** The requirement to have a local contact who can respond within an hour is restrictive and makes it difficult for hosts who are not nearby to comply. A more practical approach would be to allow guests or authorities to contact the Airbnb host directly and give us a couple of days to resolve the issue. This would enable hosts to use their established networks and resources effectively. While it is important for hosts to be available 24/7 when their property is in operation, allowing a short window to address problems would provide the necessary flexibility without compromising guest satisfaction.
- 2. Public Display of Contact Information:** The mandate to display local contact information visibly in front of the home raises privacy and security concerns. This practice feels invasive and unnecessary, particularly when local inns and similar establishments are not subjected to the same requirement. Additionally, publicly displaying contact information could inadvertently make Airbnb properties more vulnerable to unwanted attention and potential security threats for our Airbnb home and the neighborhood. I urge the Board to reconsider this policy and explore less intrusive alternatives such as having a website with all the contact information instead.

I appreciate the Board's efforts to regulate and improve our community, but I respectfully request that these policies be reconsidered to ensure they are fair and do not disproportionately impact Airbnb hosts. I am more than willing to participate in further discussions or provide additional input to find mutually beneficial solutions.

Thank you for your attention to these matters. I look forward to your response.

Sincerely,  
Timothy Kua

Attention: Eddie Valero, Supervisor District 4  
Supervisor Larry Micari, Supervisor District 1  
Dennis Townsend, Supervisor District 5  
Amy Shuklian, Supervisor District 3  
Peter Vander Poel III, Supervisor District 2  
Michael Washam, Associate Director Tulare County Resource Management  
Mike Boudreaux, Tulare County Sheriff

I attended the RMA sponsored meeting in Three Rivers regarding an ordinance for Short Term Rentals in rural Tulare County. I will confess that I left early as it was a superficial presentation that was not going anywhere or nor intended entertain any suggestions. Especially realizing the large amount of data to the contrary that RMA has, of which should be made available to all the Supervisors.

It was rather an odd presentation. The main presenters, Supervisor Eddie Valero and Michael Washam seemed hesitant and forced in their presentation. I suspect this is because they felt the entire Board of Supervisors deemed simplicity to the ordinance, so they were obliged to go along.

However, there are some glaring omissions that will ultimately cost county services more time, thus money in the long run. Three Rivers must be viewed differently than other unincorporated Valley towns.

Consider categories mentioning “exceptions” or “additions” in the ordinance if you don’t want to separate area plans/ordinances.

Also consider within the various categories suggested a non-binding recommendation, such as specific noise remediations, as with the river and hilly contours sound transmits differently than on flat land. 65 decibels travel a long way in many parts of Three Rivers. No parties or events are a necessary requirement. This exists in other state wise ordinances. Quiet time should be 9:30 pm. Specific mention of no trespassing on neighbor’s property to get to the river and no fireworks are a specific “must”.

Errors of Omission:

- a) Requiring functioning, charged fire extinguishers in all STR’s
- b) Clarify the “fire pit” use timing, as there is an inconsistency between Cal Fire and Tulare County Fire’s allowable timing. Is it possible to have STR managers consistently notify tourists to know what are burn days are let alone adhere to rule?
- c) Note that gas firepits are theoretically safer, until an unknowing urban visitor tries to cook things over it and throw in a miscellaneous wrapper or paper.

Simply saying all must use bear-proof containers will not solve the problem. More than not the dumpsters are not closed properly. In some areas numerous households (not all STR’s) share containers and visitors are inconsistently informed about proper closure.

Is the sheriff supposed to monitor and enforce proper use of the containers?

The idea that Tulare County Sheriff’s Department dispatch is a measure of complaints is exceptionally untrue. Many residents feel calling the sheriff is an important deal, as we know many times and often on weekends someone must drive up from the Valley and decide on the relative importance of the call to prioritize what they are doing and come up to Three Rivers. Or are we to qualify our calls on the level of importance (by whose definition)? There is also the fact that many times the Sheriff is a “no show” and

that in and of itself promotes an attitude of deterrence. If every complaint registered by this community were transmitted, you would be having meeting with us to “just calm down”. Your dispatch stats are not a reflection of visitor problems, especially along the river or in tighter neighborhoods.

Relative to that, the mandate of having owner information signs outside the rental is not only difficult in our location but is relatively preposterous as it would require trespassing in at least ½ the STR locations for the complainant to be able to verify. So many of the rentals are up very long driveways (on private property). Many of the Three Rivers residents have home insurance obligations to post “NO TRESPASSING” signs at the entrance to our properties. Obviously having someone wander up trying to figure which house is in question is TOTALLY unrealistic and unacceptable.

To burden the Sheriff’s Department with all the STR complaints seems inappropriate. The ability of the Sheriff’s Department to respond to all the complaints seems a difficult management issue and waste of time and money for the Department. Having a proper address is variable up here and not always correct or complete.

It would make management sense to let the Sheriff’s Department have a data base of all rental’s addresses, which the Tax Assessors Department can easily provide based on TOT registration, if for nothing else – efficiency.

TO THAT END I WOULD LIKE TO EXTEND AN INVITATION TO ALL OF THE SUPERVISORS A TOUR OF SOME OF THE MORE HIDDEN RENTALS IN ORDER TO UNDERSTAND THE CONCEPT.

I MAY BE CONTACTED BY CELL PHONE – 559 906-4356 OR EMAIL – mayaricci@icloud.com.

FYI - There are rumblings and protests in the US and around the world re: “over tourism” coming into its own as an entity. When is going to be a good time to get out in front of these issues for the sake of Tulare County residents and the landscapes that are so valuable?

Please enter this letter into the BOS agenda on July 9<sup>th</sup>.

Sincerely,  
Maya Ricci  
33 Year resident  
42669 North Fork Dr./P.O. Box 636  
Three Rivers 93271