

Before the Board of Supervisors County of Placer, State of California

In the matter of: AN URGENCY ORDINANCE TO
ESTABLISH A MORATORIUM ON THE ISSUANCE OF
NEW SHORT TERM RENTAL PERMITS PURSUANT TO
PLACER COUNTY CODE CHAPTER 9, ARTICLE 9.42.

Ordinance No.: 6094-B

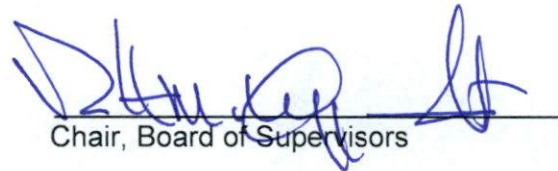
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at
a regular meeting held on July 27, 2021, by the following vote:

Ayes: HOLMES, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

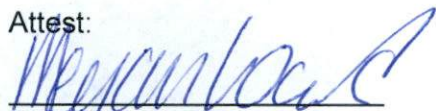
Absent: GORE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the increasing number of short term rental permits approved under County Code Chapter 9, Article 9.42 has raised significant concerns about the loss of permanent housing Eastern Placer County at a time when the County is suffering from a workforce and permanent affordable housing crisis in this area; and

WHEREAS, in creating more non-permanent housing stock, there are significant concerns around decreasing long-term rental opportunities and increasing rents for local residents; and
WHEREAS, lack of long-term affordable rental opportunities has caused a significant

housing shortage crisis for the local workforce in Eastern Placer resulting in some workers resorting to sleep in their cars at their worksites or otherwise endangering their health and well-being by being forced out of long-term rentals due to increase in rents or conversion to short term rentals;

WHEREAS, the increasing number of short term rental permits has also caused renewed concern about the preservation of residential neighborhood character and integrity and an increased level of noise, disturbances, traffic and parking issues; and

WHEREAS, the Board of Supervisors finds that there is a current and immediate threat to the public health, safety, and welfare associated with the proliferation of short term rentals and that the approval of additional permits authorizing residential units to be used as short term rentals would serve to exacerbate that threat during the time that staff introduces, and the Board reviews and adopts, proposed amendments to the County Code; and

WHEREAS, on July 27, 2021, the Board conducted a public hearing to consider this urgency ordinance having duly noticed the meeting pursuant to state law; and

WHEREAS, as a result of the current and immediate threat to public health, safety, and welfare outlined above, the Board of Supervisors finds it is necessary to immediately enact this moratorium as an urgency ordinance to ensure that permits for short term rental uses are established only under adequate regulations currently under review, and that imposition of a moratorium will give the County time to introduce, review, and adopt a comprehensive revision of relevant County Code provisions; and

WHEREAS, this urgency ordinance is adopted pursuant to California Government Code section 65858, it shall take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors, and it shall be in place for a period of no more than forty-five (45) days from the date of its adoption unless extended after notice and public hearing; and

WHEREAS, the Board finds this urgency ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Title 14, California Code of Regulations section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and therefore the activity is not subject to CEQA;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Placer as follows:

Section 1. The Board of Supervisors incorporates and adopts the foregoing recitals as the Board's findings of necessity and urgency, and hereby by a four-fifths vote places a moratorium on the issuance of any new short term rental permits under County Code Chapter 9, Article 9.42, unless the same fall under the exemptions identified in Section II for a period of 45 (forty-five) days from today's date.

Section 2. The following are exempt from this moratorium:

1. A short term rental with a valid permit that complies with all provisions of Article 9.42, has no outstanding fees or violations may apply to renew the same.
2. The Community Development Resource Agency is authorized to continue

processing an application for a short term rental permit if the same was accepted by the Agency a minimum of twenty-four (24) hours prior to the enactment date of this ordinance and the Agency may issue a permit if said application complies with all requirements of Article 9.42.

Section 3. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 4. This urgency ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations, section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore the activity is not subject to CEQA.

Section 5. This ordinance shall take effect immediately on the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.