

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.35
(ID # 27233)

MEETING DATE:
Tuesday, March 11, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adopt Ordinance No. 449.254, An Urgency Interim Ordinance of the County of Riverside Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms and B Bar H Ranch. District 4. [\$10,000 Total Cost - Department Budget 100%] (4/5 Vote Required) (CEQA Exempt per State CEQA Guidelines Section 15061(b)(3) and Not a Project under CEQA)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that this urgency Ordinance No. 449.254 is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15060(b) and (c), Section 15378, and Section 15061(b)(3);
2. **ADOPT ORDINANCE NO. 449.254**, An Urgency Interim Ordinance of the County of Riverside Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms, and B Bar H Ranch, implementing a temporary, 45-day moratorium from **Tuesday, March 11, 2025 to Friday, April 25, 2025**; and
3. **Direct** the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse for posting.

ACTION: 4/5 Vote Required, Policy

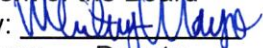

John Hildebrand, Planning Director 3/9/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; and Ordinance 449.254 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 11, 2025
xc: TLMA-Planning, State Clearinghouse, Recorder, MC/COBDL/AB/NS

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 10,000	\$ 0	\$ 10,000	\$ 0
NET COUNTY COST	\$ 10,000	\$ 0	\$ 10,000	\$ 0
SOURCE OF FUNDS: 100% Department Budget			Budget Adjustment: N/A	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In January 2016, the Riverside County Board of Supervisors adopted the initial version of the Short Term Rental Ordinance (Ordinance No. 927), establishing permitting and operating requirements to address the growth of the industry and to support a homeowner's business opportunity to utilize their residence for transient occupancy. In response to rapid growth within the Short Term Rental (STR) industry, and subsequent increased neighborhood complaints in certain areas, and ongoing challenges related to certification, operation, and enforcement of STRs countywide, the Board of Supervisors initiated a comprehensive amendment to Ordinance 927 on February 25, 2020 (Agenda Item 3-23). During the extensive stakeholder process, analysis, and drafting of the Ordinance 927 amendment, the Board of Supervisors adopted Ordinance No. 449.251 (September 13, 2022; Agenda Item 3-18), as extended, to implement a moratorium on STR permitting in the unincorporated areas of Idyllwild and Temecula Wine Country, to allow staff to research options and make recommendations for establishing limits on STR permits in these areas due to operational issues and impacts on surrounding residential neighborhoods. After a robust stakeholder process and careful consideration, the Board of Supervisors adopted Ordinance No. 927.2 on December 12, 2023 (Agenda Item 3-69) and ended the moratorium on STR permitting in Idyllwild and Temecula Wine Country. Current Ordinance No. 927.2 includes caps for STRs in Idyllwild and Temecula Wine Country based on number and density of STRs in specified residential neighborhoods.

As growth in STR ownership and usage continues within Riverside County, the County's STR regulatory program continues to learn lessons, evolve, and adjust its processes. To this end, on August 27, 2024 (Agenda Item 3.111), by amended motion, the Board of Supervisors initiated an amendment to Ordinance No 927, directing staff to research and return with recommendations for Ordinance adjustments to allow for continued protection of residential neighborhoods, and enhanced enforcement where STRs may result in repeated or egregious impacts.

Purpose

The purpose of today's urgency ordinance is to implement a temporary urgency moratorium on issuing new STR Certificates within the unincorporated County areas of Thousand Palms, and B Bar H Ranch, as defined in the accompanying Ordinance No. 449.254, to protect public safety, health, and welfare, while County staff further evaluate the seemingly disproportionate impacts

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

of STRs in these areas, and assess reasonable regulation options to mitigate such impacts, in order to further amend Ordinance No. 927.

Together, these two small areas of the County have experienced impacts of an above average density of STRs; the areas currently include 68 active and pending Short Term Rental certificates. Additionally, the intake of new applications for STR certificates for these areas is growing. For example, since 2023, these areas have received a total of 29 new applications for STR certificates. Although not all applications result in certification, this represents an almost 74% increase above the number of STR certifications that were active across the areas in 2023. If increases continue, adverse impacts that have the potential to endanger the health and safety of residents, guests, and the very environment and resources that attract visitors to the County will increase. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, over-concentration that destabilizes the neighborhood quality of life, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, accumulation of refuse, and loss of potential housing stock for long-term rentals and permanent residents. This ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents.

The unincorporated County area of Thousand Palms is located along Interstate 10 at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods and rural residential development, with some commercial and industrial developments located along Ramon Road and Varner Road. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentration of Short Term Rentals in certain residential neighborhoods has resulted in increased complaints from residents in recent years, related to unpermitted large scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023. Without proper regulation, continued growth and concentration of Short Term Rentals in area neighborhoods may jeopardize the safety of guests and the community.

B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023.

This urgency ordinance will allow staff time to assemble stakeholder groups, hold working meetings, and consider the appropriateness of density control measures and potential caps for these unique areas, while drafting amendments to Ordinance No. 927, per Board of Supervisors direction. Absent this urgency ordinance, new STRs may be established that could adversely

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

impact the residential character of neighborhoods, create an increased threat to public health and safety, and conflict with the proposals that the County intends to study further.

This urgency ordinance does not prohibit the continued operation or renewals of STRs, which have legally obtained an STR Certificate prior to this Ordinance becoming effective.

This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858 and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside. The moratorium will be in effect for 45 days from adoption which includes the time frame of **Tuesday, March 11, 2025, to Friday, April 25, 2025**, unless separate action is taken to extend the moratorium further.

California Environmental Quality Act

This ordinance is not subject to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.) (CEQA) pursuant to State CEQA Guidelines sections 15060(b) and (c), because prohibiting new STRs will not result in a direct or reasonably foreseeable indirect physical changes in the environment, and because it is not a project as defined in State CEQA Guidelines section 15378, as the non-issuance of STR Certificates in certain areas of the County has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternatively, this ordinance is exempt from CEQA under State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that prohibiting the issuance of new STR Certificates in certain areas will have no significant effect on the environment as it will result in less physical environmental impacts on the environment. This urgency ordinance merely maintains the existing conditions. Additionally, as the STR Certificates are tied to specific homeowners, it is not anticipated that this limited moratorium would cause a rush to additional concentrations of STRs in other regions of the County. As such, there is no way the proposed urgency ordinance would result in a physical environmental impact.

Impact on Residents and Businesses


Concentrations of STRs can have adverse impacts on the residential character, neighborhood stability, public safety, and quality of life, in certain areas within the unincorporated Riverside County. This temporary moratorium will have no impact to residents, as no new STRs may be permitted on a temporary basis, which could otherwise further add to the concentrated areas. Existing, legally permitted STRs at the time of this Ordinance becoming effective, may continue to operate, thereby not impacting businesses.

ATTACHMENTS:

- Attachment A - Ordinance No. 449-254 – An Urgency Interim Ordinance of the County of Riverside Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms, and B Bar H Ranch

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

- Attachment B - CEQA Notice of Exemption


Jason Farin, Principal Policy Analyst 3/6/2025


Aaron Gettis, Chief of Deputy County Counsel 3/3/2025

AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN
THE UNINCORPORATED COUNTY AREAS OF THOUSAND PALMS AND B BAR H RANCH

Section 1. PURPOSE AND AUTHORITY. The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms and B Bar H Ranch, which are more precisely defined by Exhibits “A” and “B”, to protect public safety, health, and welfare, while County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and

1 accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood
2 compatibility and reduce conflicts within surrounding residential neighborhoods, to
3 facilitate economic growth within the County, and to protect the health, safety, and
4 general welfare of the County's residents.

5 B. The unincorporated County area of Thousand Palms is located along Interstate 10 at
6 the intersection of Ramon Road, and is characterized by mobile home subdivisions,
7 single-family residential neighborhoods, and rural residential development.
8 Infrastructure within the residential neighborhoods located north of Ramon Road
9 remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder
10 parking. Concentrations of Short Term Rentals in certain residential neighborhoods
11 have resulted in increased complaints from residents in recent years, related to
12 unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term
13 Rental certifications are currently active, and 9 new applications for certifications
14 have been received since 2023.

15 C. B Bar H Ranch is an unincorporated community comprised of predominantly low-
16 density residential, located between Palm Springs and Desert Hot Springs in the
17 Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch
18 remains rural in nature. This small unincorporated area is comprised of just 573
19 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in
20 this small area, and 20 new applications for certification have been received since
21 2023.

22 D. The County continues to receive complaints related to noise, refuse, parking, septic
23 capabilities, and public safety related to Short Term Rentals in these areas, indicating
24 a need for heightened operating standards and enforcement. Without proper
25 regulation, continued concentration of Short Term Rentals in the identified area
26 neighborhoods may jeopardize the health, safety, and welfare of guests and the
27 existing residential community.
28

- 1 E. The County is currently in the process of studying and considering various legislative
2 proposals to address issues associated with concentrations of Short Term Rentals to
3 reduce risks to public safety, health, and welfare.
- 4 F. Concentrations of Short Term Rentals in certain areas of the County can have an
5 adverse impact on residential character, neighborhood stability, public safety, and
6 quality of life, demonstrating the need to consider different processes or regulations,
7 such as separating, eliminating, or capping the number of Short Term Rentals in
8 certain areas of the County.
- 9 G. The density of Short Term Rentals in in the unincorporated areas of Thousand Palms
10 and B Bar H Ranch surpasses that of other unincorporated areas in the County.
- 11 H. On December 12, 2023, the Board of Supervisors of the County of Riverside
12 amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating
13 Short Term Rentals, through adoption of Ordinance No. 927.2. Development of
14 Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the
15 unincorporated areas of Idyllwild and Temecula Valley Wine Country, including
16 establishment of boundary areas, determination of source of authority for a specific
17 residential unit count, creation of an appropriate limit or cap, and a methodology for
18 allowing new Short Term Rentals when capacity becomes available. Such analyses
19 and regulatory measures could also be appropriate for Thousand Palms and B Bar H
20 Ranch.
- 21 I. The unincorporated areas of Thousand Palms and B Bar H Ranch currently include
22 68 active and pending Short Term Rental certificates. The County has also received
23 29 new applications for Short Term Rental certificates for these two small areas since
24 2023. This proliferation of Short Term Rental applications demonstrates a rush to
25 obtain certificates that may be inconsistent with future licensing regulations,
26 specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or
27 cap on Short Term Rentals in these areas.
- 28 J. Issuing numerous Short Term Rental certificates in areas that may be subject to future
limits, caps, or additional regulations would undermine the County's current effort

1 to protect the public health, safety, and welfare from the negative impacts of Short
2 Term Rentals that are improperly sited, over-concentrated, or under regulated.

3 K. Issuing numerous Short Term Rental certificates in areas that may be subject to future
4 limits, caps, or additional regulations would also create further confusion and
5 potentially cause the need to unwind many Short Term Rental certificates.

6 Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term
7 Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms or B Bar
8 H Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant
9 to Ordinance No. 927, are exempted from this moratorium. **The moratorium is necessary to mitigate or**
10 **avoid the ongoing impacts to the public health, safety, and welfare of these communities and there is no**
11 **feasible alternative apart from this moratorium at this time.**

12 Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall
13 have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this
14 ordinance, the following terms shall have the following meanings:

15 A. County: County of Riverside

16 B. Thousand Palms: Residential neighborhoods in the unincorporated area of Thousand
17 Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit A to this ordinance.

18 C. B Bar H Ranch: Residential neighborhoods in the unincorporated area of B Bar H
19 Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit B to this ordinance.

20 Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2
21 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon
22 adoption by the Board of Supervisors.

23 Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
24 or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not
25 affect the other provisions of this ordinance which can be given effect without the invalid provision or
26 application, and to this end, the provisions of this ordinance are hereby declared to be severable.
27
28

1 Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections
2 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least
3 a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of
4 adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with
5 Government Code section 65858.

6
7 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

8 By: 
9 Chair, Board of Supervisors
V. Manuel Perez

10 ATTEST:
11 KIMBERLY RECTOR
CLERK OF THE BOARD

12 By: 
13 Deputy

14 (SEAL)

15 APPROVED AS TO FORM

16 March 5, 2025

17
18 By: 
19 AARON C. GETTIS
Chief Deputy County Counsel


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 11, 2025, the foregoing ordinance consisting of 7 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: March 11, 2025

KIMBERLY A. RECTOR
Clerk of the Board
BY:  Deputy

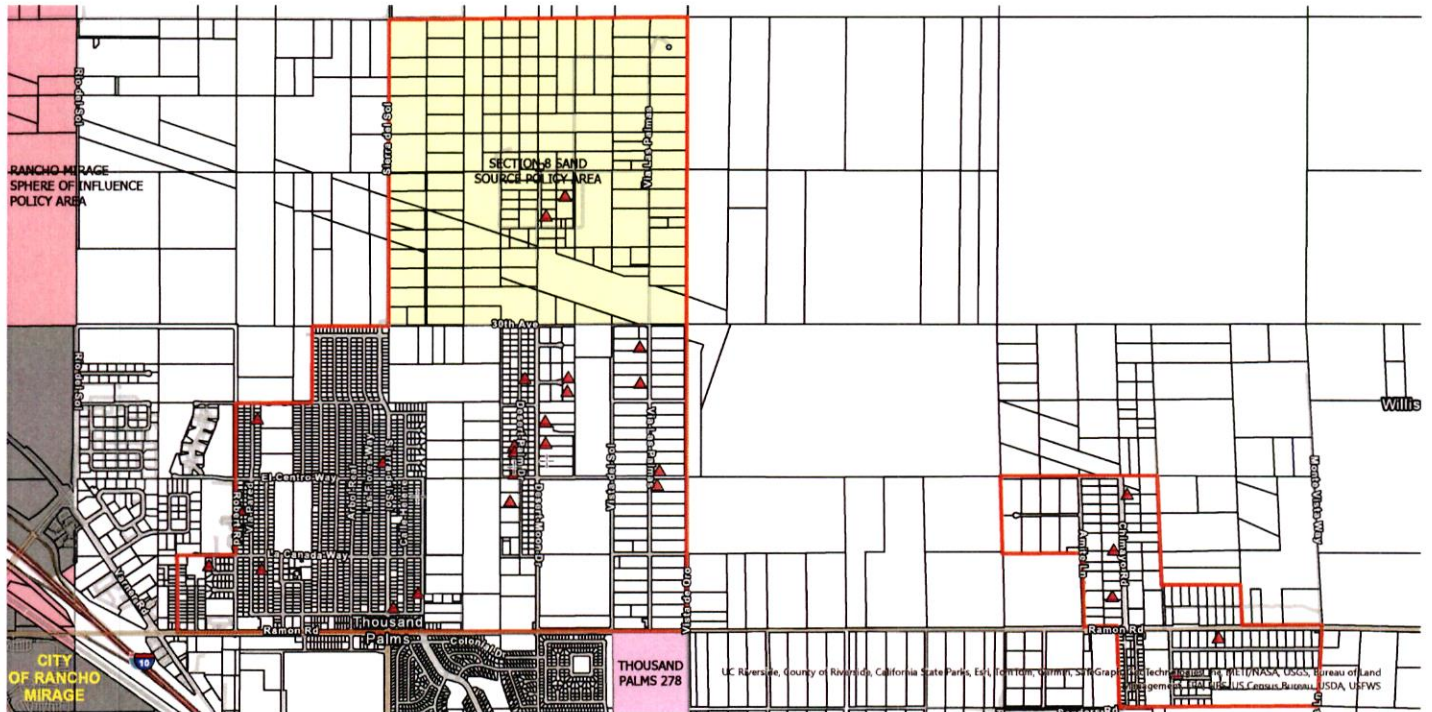
SEAL

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT A

**RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND
PALMS THAT INCLUDE SHORT TERM RENTALS**

BOUNDARY MAP



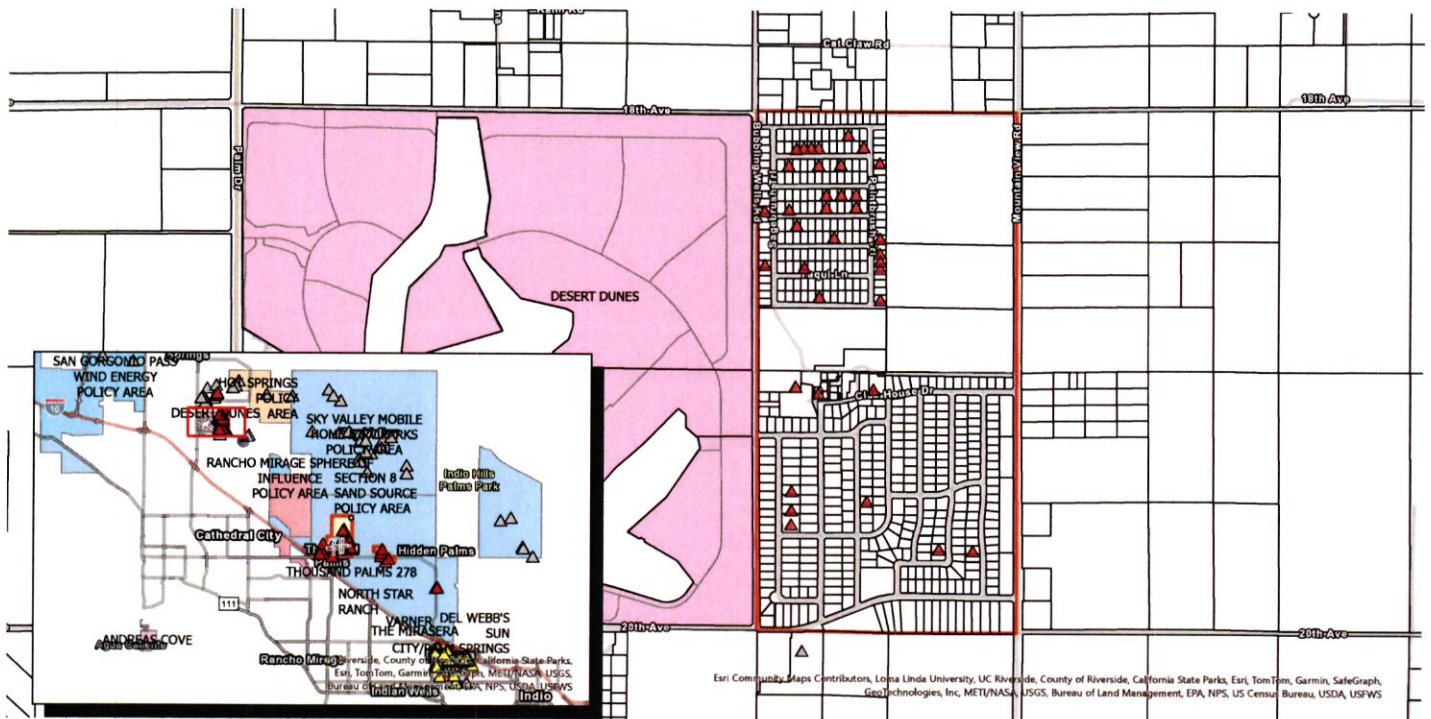
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT B

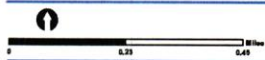
RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H

RANCH THAT INCLUDE SHORT TERM RENTALS

BOUNDARY MAP



Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METU/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



B BAR RANCH
SHORT TERM RENTALS 2025
36 STRs

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Flores, Kate

From: Brad Anderson <ba4612442@gmail.com>
Sent: Sunday, March 9, 2025 3:35 PM
To: Clerk of the Board
Subject: Public Comment, Agenda Item: 3.35 - Riverside County Board of Supervisors meeting of March 11, 2025 (9:30AM)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

March 10, 2025

Riverside County Board of Supervisors (BoS)
County Administrative Center
First Floor - Board Chambers
4080 Lemon St.
Riverside, CA. 92501
Attention: Clerk of the Board of Supervisors

Re: Written letter to be entered in the Public record and made available for public inspection for the March 11, 2025 (9:30AM) Regular Board of Supervisors (BoS) meeting - Agenda Item: 3.35 (proposed Ordinance No. 449.254 - URGENCY INTERIM ORDINANCE / temporary moratorium on SHORT TERM RENTALS in selected locations (cost \$10,000.))

Dear current Riverside County Board of Supervisors (BoS),

Please review my written statements listed below prior to the consideration of agenda item: 3.35 (Urgency Interim Ordinance No. 449.254))

It's highly recommended to cease with selectivity choosing areas throughout Riverside County to impose additional restrictions upon private property owners.

It's reasonable to consider that media reports that were critical of Riverside County fourth supervisory District (Perez) in regards to many different issues, one being (Perez's) unwillingness to address short-term rentals in the Coachella Valley region that were reportedly being mismanaged. Of course another reason for (Perez's) reluctance to investigate would be a potential direct conflict with other establishments (Coachella Valley Cities and current short-term rentals plus Greater Palm Springs tourism Board officials (members- Motels/Hotels) that receive financial resources through certain membership(s) and relationships with Riverside County and of course prior political powers (politicians).

Local media networks (Coachella Valley) have been misguided by the reported (alleged) success from Riverside County Supervisor (Washington) in regards to short-term rentals within his assigned District. It's strongly recommended to have Riverside County Board of Supervisors step-back from long-held political maneuvers (delays) that will cause financial distress to many Riverside County residents. It's simply reasonable to have our political representatives held accountable for their mismanagement and poor performance.

It's critical that Independent thinkers consider including their names (candidacies) for Riverside County Board of Supervisors in up-coming elections and or if a recall election is called to remove governing bodies from there long established office placement.

The proposed Ten Thousand Dollars (\$10,000.) Smokescreen from entrenched fourth District Supervisor (Perez) will only allow for a delay of accountability from his political office.

Real solutions are easily obtainable and already available - poor political performances from current Riverside County Board of Supervisors are the only problem that Riverside County Residents are tasked to correct.

Sincerely,

Brad Anderson | Rancho Mirage, CA. Ba4612442@gmail.com

Cc:

Online

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Janis Charney

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.35

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Flores, Kate

From: Aquia Mail
Sent: Tuesday, March 11, 2025 8:44 AM
To: palmsjan2003@yahoo.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250311**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on March 11, 2025

Submitted values are:

First Name

Janis

Last Name

Charnay

Address (Street, City and Zip)

28382 Via Las Palmas

Phone

7602724330

Email

palmsjan2003@yahoo.com

Agenda Date

03/11/2025

Agenda Item # or Public Comment

3.35

State your position below

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

.....

Account Number: 5209148

Ad Order Number: 0011724719

Customer's Reference Notice of Adoption:
/ *PO Number:* / Ordinance No. 449.254

Publication: The Press-Enterprise

Publication Dates: 03/20/2025

Amount: \$2,022.00

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 449.254
AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED CC
AREAS OF THOUSAND PALMS, AND B BAR H RANCH

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

Section 1. PURPOSE AND AUTHORITY. The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms, and B Bar H Ranch, which are more precisely defined by Exhibits "A" and "B", to protect public safety, health, and welfare, while County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

Section 2. FINDINGS. The Board of Supervisors of the County of Riverside makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of this urgency ordinance:

A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents. B. The unincorporated County area of Thousand Palms is located along Interstate 10

at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023. C. B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023. D. The County continues to receive complaints related to noise, refuse, parking,

septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community. E. The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare. F. Concentrations of Short Term Rentals in certain areas of the County can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County. G. The density of Short Term Rentals in the unincorporated areas of Thousand Palms, and B Bar H Ranch surpasses that of other unincorporated areas in the County. H. On December 12, 2023, the Board of Supervisors of the County of Riverside amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals, through adoption of Ordinance No. 927.2. Development of Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the unincorporated areas of Idyllwild and Temecula Valley Wine Country, including establishment of boundary areas, determination of source of authority for a specific residential unit count, creation of an appropriate limit or cap, and a methodology for allowing new Short Term Rentals when capacity becomes available. Such analyses and regulatory measures could also be appropriate for Thousand Palms, and B Bar H Ranch. I. The unincorporated areas of Thousand Palms, and B Bar H Ranch currently include

68 active and pending Short Term Rental certificates. The County has also received 29 new applications for Short Term Rental certificates for these two small areas since 2023. This proliferation of Short Term Rental applications demonstrates a rush to obtain certificates that may be inconsistent with future licensing regulations, specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or cap on Short Term Rentals in these areas. J. Issuing numerous Short Term Rental certificates in areas that may be subject to

future limits, caps, or additional regulations would undermine the County's current effort to protect the public health, safety, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under regulated. K. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental certificates. **Section 3. MORATORIUM.** During the term of this urgency ordinance, no new Short Term Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms, or B Bar H

Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this ordinance, the following terms shall have the following meanings:

A. County: County of Riverside

B. Thousand Palms: Residential neighborhoods in the unincorporated area of Thousand Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit A to this ordinance.

C. Bar H Ranch: Residential neighborhoods in the unincorporated area of B Bar H Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit B to this ordinance.

Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon adoption by the Board of Supervisors.

Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with Government Code section 65858.

EXHIBIT A

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND PALMS THAT INCLUDE SHORT TERM RENTALS BOUNDARY MAP

EXHIBIT B

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H RANCH THAT INCLUDE SHORT TERM RENTALS

V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 11, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Naomi Sicra, Clerk of the Board Assistant

Published The Press-Enterprise March 20, 2025

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Notice of Adoption: / Ordinance No. 449.254

FILE NO. Ordinance No. 449.254

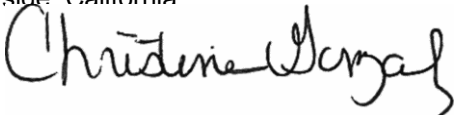
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/20/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: March 20, 2025.
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011724719**

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 449.254

AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS
WITHIN THE UNINCORPORATED COUNTY AREAS OF THOUSAND PALMS, AND B

BAR H RANCH

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

Section 1. **PURPOSE AND AUTHORITY.** The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms, and B Bar H Ranch, which are more precisely defined by Exhibits "A" and "B", to protect public safety, health, and welfare, while County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

Section 2. **FINDINGS.** The Board of Supervisors of the County of Riverside makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of this urgency ordinance:

- A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents.
- B. The unincorporated County area of Thousand Palms is located along Interstate 10 at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023.
- C. B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023.
- D. The County continues to receive complaints related to noise, refuse, parking, septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community.
- E. The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare.
- F. Concentrations of Short Term Rentals in certain areas of the County can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County.
- G. The density of Short Term Rentals in the unincorporated areas of Thousand Palms, and B Bar H Ranch surpasses that of other unincorporated areas in the County.
- H. On December 12, 2023, the Board of Supervisors of the County of Riverside amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals, through adoption of Ordinance No. 927.2. Development of Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the unincorporated areas of Idyllwild and Temecula Valley Wine Country, including establishment of boundary areas, determination of source of authority for a specific residential unit count, creation of an appropriate limit or cap, and a methodology for allowing new Short Term Rentals when capacity becomes available. Such analyses and regulatory measures could also be appropriate for Thousand Palms, and B Bar H Ranch.
- I. The unincorporated areas of Thousand Palms, and B Bar H Ranch currently inclu-

de 68 active and pending Short Term Rental certificates. The County has also received 29 new applications for Short Term Rental certificates for these two small areas since 2023. This proliferation of Short Term Rental applications demonstrates a rush to obtain certificates that may be inconsistent with future licensing regulations, specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or cap on Short Term Rentals in these areas.

- J. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would undermine the County's current effort to protect the public health, safety, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under regulated.

- K. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental certificates.

Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms, or B Bar H Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this ordinance, the following terms shall have the following meanings:

A. **County:** County of Riverside

B. **Thousand Palms:** Residential neighborhoods in the unincorporated area of Thousand Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit A to this ordinance.

C. **Bar H Ranch:** Residential neighborhoods in the unincorporated area of B Bar H Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit B to this ordinance.

Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon adoption by the Board of Supervisors.

Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with Government Code section 65858.

EXHIBIT A RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND PALMS THAT INCLUDE SHORT TERM RENTALS BOUNDARY MAP

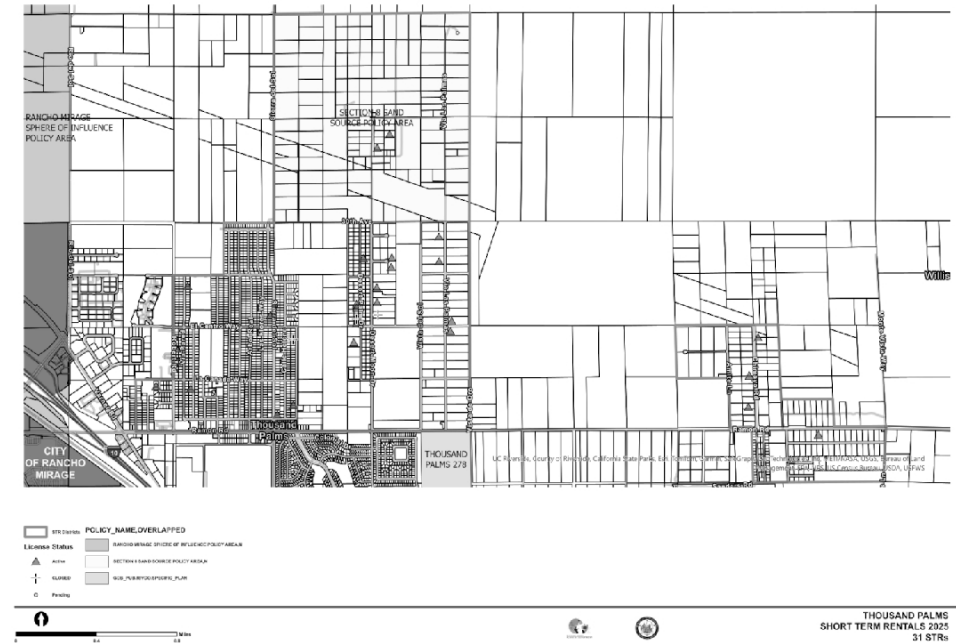
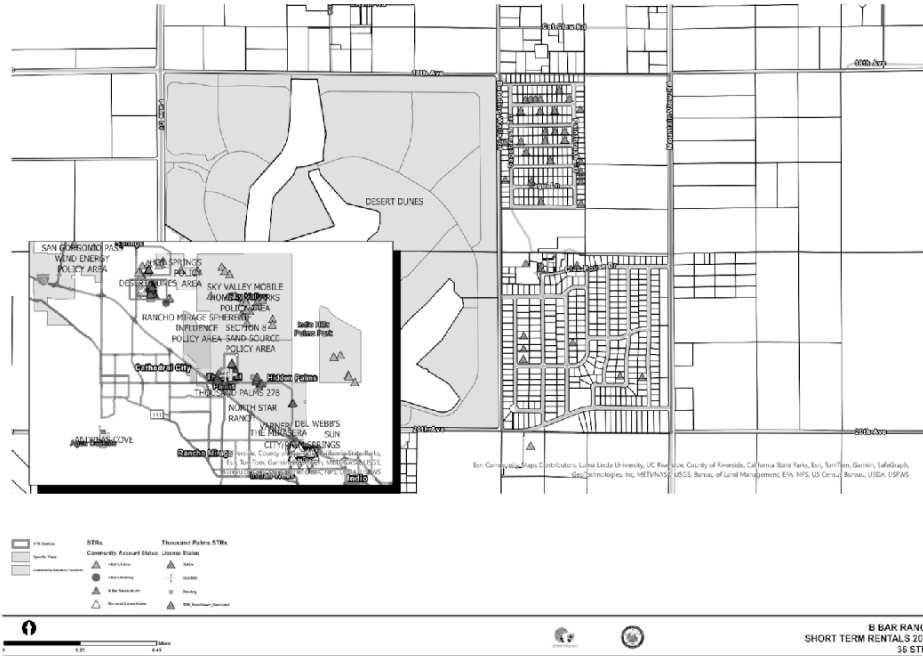


EXHIBIT B

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H RANCH THAT INCLUDE SHORT TERM RENTALS



V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 11, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
 By: Naomi Sicra, Clerk of the Board Assistant
 Published The Press-Enterprise March 20, 2025

AFFIDAVIT OF PUBLICATION


Naomy Sicra
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

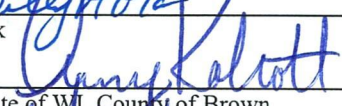
STATE OF WISCONSIN, COUNTY OF BROWN

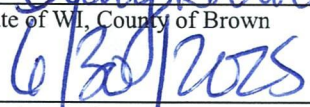
The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/20/2025

and that the fees charged are legal.
Sworn to and subscribed before on 03/20/2025



Legal Clerk


Notary, State of WI, County of Brown


My commission expires

Publication Cost: \$1641.00
Tax Amount: \$0.00
Payment Cost: \$1641.00
Order No: 11133361 # of Copies:
Customer No: 1252599 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 APR -8 AM 11:17

ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED COUNTY AREAS OF THOUSAND PALMS, AND B BAR H RANCH

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

Section 1. PURPOSE AND AUTHORITY. The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms, and B Bar H Ranch, which are more precisely defined by Exhibits "A" and "B", to protect public safety, health, and welfare, while the County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

Section 2. FINDINGS. The Board of Supervisors of the County of Riverside makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of this urgency ordinance:

- Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents.
- The unincorporated County area of Thousand Palms is located along Interstate 10 at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 8 new applications for certifications have been received since 2023.
- B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 10 new applications for certification have been received since 2023.
- The County continues to receive complaints related to noise, refuse, parking, septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community.
- The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare.
- Concentrations of Short Term Rentals in certain areas of the County can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County.
- The density of Short Term Rentals in the unincorporated areas of Thousand Palms, and B Bar H Ranch surpasses that of other unincorporated areas in the County.
- On December 12, 2023, the Board of Supervisors of the County of Riverside amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals, through adoption of Ordinance No. 927.2. Development of Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the unincorporated areas of Highland and Temecula Valley Wine Country, including establishment of boundary areas, determination of sources of authority for a specific residential unit count, creation of an appropriate limit or cap, and a methodology for allowing new Short Term Rentals when capacity becomes available. Such analyses and regulatory measures could also be appropriate for Thousand Palms, and B Bar H Ranch.
- The unincorporated areas of Thousand Palms, and B Bar H Ranch currently include 68 active and pending Short Term Rental certifications. The County has also received 29 new applications for Short Term Rental certifications for these two small areas since 2023. This proliferation of Short Term Rental applications demonstrates a rush to obtain certifications that may be inconsistent with future licensing regulations, specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or cap on Short Term Rentals in these areas.
- Issuing numerous Short Term Rental certifications in areas that may be subject to future limits, caps, or additional regulations would undermine the County's current effort to protect the public health, safety, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under regulated.
- Issuing numerous Short Term Rental certifications in areas that may be subject to future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental certifications.

Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms, or B Bar H Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this ordinance, the following terms shall have the following meanings:

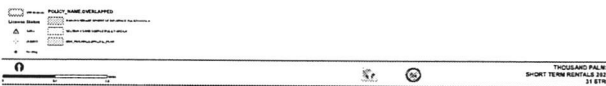
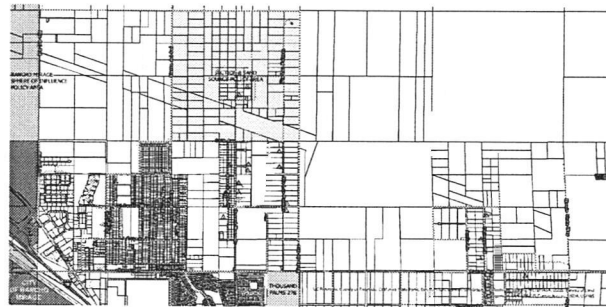
- County:** County of Riverside
- Thousand Palms:** Residential neighborhoods in the unincorporated area of Thousand Palms that include Short Term Rentals; the boundary of which is detailed as Exhibit A to this ordinance.
- B Bar H Ranch:** Residential neighborhoods in the unincorporated area of B Bar H Ranch that include Short Term Rentals; the boundary of which is detailed as Exhibit B to this ordinance.

Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon adoption by the Board of Supervisors.

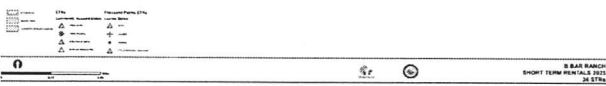
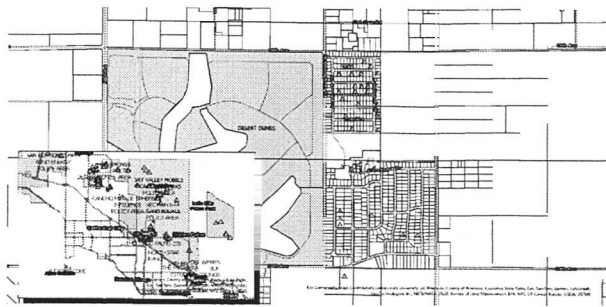
Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with Government Code section 65858.

**EXHIBIT A
RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND
PALMS THAT INCLUDE SHORT TERM RENTALS
BOUNDARY MAP**



**EXHIBIT B
RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H
RANCH THAT INCLUDE SHORT TERM RENTALS
BOUNDARY MAP**



V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 11, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Noemy Sierra, Clerk of the Board Assistant