

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



**ITEM: 23.1**  
(ID # 27614)

**MEETING DATE:**  
Tuesday, April 15, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: Receive and File the 10-Day Report for 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, Pursuant to Government Code section 65858(d), and Hold a Public Hearing and Adopt Ordinance No. 449.255, An Interim Ordinance of the County of Riverside, Extending Urgency Interim Ordinance No. 449.254. District 4. [\$0] (Not a Project under CEQA and/or CEQA Exempt)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Receive and File the 10-Day Report for 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 Areas of Thousand Palms, and B Bar H Ranch, Attached Hereto and Incorporated Herein by Reference;
2. Find that Interim Ordinance No. 449.255 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);

Continued on page 2

**ACTION:4/5 Vote Required, Policy**

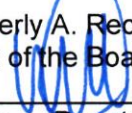
  
John Hildebrand, Planning Director 4/15/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 449.255 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: April 15, 2025  
xc: TLMA-Planning, State Clearinghouse, Recorder, MC/COB/DL/AB/SN

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Adopt Ordinance No. 449.255, An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance No. 449.254 Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms, and B Bar H Ranch, until February 28, 2026; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse for posting.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: N/A</b>	
			<b>For Fiscal Year: 24/25 – 25/26</b>	

**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 impacts from rapid growth within the Short Term Rental (STR) industry, the Board of Supervisors initiated a comprehensive amendment to Ordinance 927 on February 25, 2020 (Agenda Item 3-23). During the 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, 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.

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On March 11, 2025 (Agenda Item 3.35), the Board of Supervisors adopted Ordinance No. 449.254, an interim urgency ordinance establishing a temporary moratorium on new Short Term Rentals (STRs) within the unincorporated County areas of Thousand Palms and B Bar H Ranch. A temporary moratorium of new STRs in these areas was necessary to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood, to facilitate economic growth within the County and to protect the health, safety, and general welfare of the County's residents. The number of STR-related complaints received from Thousand Palms and B Bar H Ranch has increased each year in recent years, and STR concentrations in the areas are considerable. Pursuant to Government Code section 65858, the initial term of an interim urgency ordinance is 45 days; thus, the temporary moratorium established by Ordinance No. 449.254 is in effect until April 25, 2025.

**Ordinance No. 449.254 Ten-Day Report**

During the initial temporary moratorium period, County staff have been actively gathering data to understand the impacts of STRs in these areas, and the Planning Department held a community meeting in Thousand Palms on April 1, 2025, to hear input from the local communities on the public safety, health, and welfare concerns of STRs in these areas.

Moreover, over the past 90 days, Code Enforcement has allocated focused attention to the Thousand Palms and Indio areas. Officers have been actively assigned to park and monitor key areas within these communities, including B Bar H Ranch and Via Las Palmas. While current trends show nothing of significant concern, enforcement activity includes the issuance of nine (9) Cease and Desist orders, seven (7) Notices of Violation (NOVs), and eight (8) citations. Code Enforcement has received 16 after-hours complaints; 15 calls were related to noise or events not specific to a short-term rental, with seven (7) complaints determined to be unfounded. Code's presence continues to support regional operations during Coachella and Stagecoach as an enforcement multiplier. Additionally, Sheriff STR training sessions have been completed at both the Thermal and Palm Desert Stations.

Government Code section 65858(d) also requires that 10 days prior to the expiration of an interim urgency ordinance, the Board must issue a written report describing the measures being taken to alleviate the condition which led to the adoption of the interim urgency ordinance. Attachment A to this agenda item fulfills the requirements of Government Code section 65858(d) by describing the community meeting and analysis of the Thousand Palms and B Bar H Ranch areas in order to develop recommended approaches to alleviate the conditions which led to a moratorium of new STRs in these areas. The attached report will also be posted on the Riverside County Planning Department's Short Term Rentals website.

Approval of the 10-Day Report ("Report") related to Ordinance No. 449.254 is not a project under the California Environmental Quality Act (California Public Resources Code § 21000 et seq.) (CEQA) pursuant to State CEQA Guidelines section 15378 because there is no potential for a direct physical change or a reasonably foreseeable indirect physical change in the environment. The Report merely describes the measures being taken to alleviate the conditions

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which led to the adoption of the interim urgency ordinance: an analysis and summary of the meeting conducted by County staff to solicit community input on STRs in Thousand Palms and B Bar H Ranch. The Report does not commit the County to take any particular action in the future with respect to extending the moratorium or approving changes to Ordinance No. 927. Any further action taken by the Board to extend the moratorium related to Ordinance No. 449.254 will be the result of subsequent actions subject to CEQA. Therefore, since approval of the Report does not result in any physical change in the environment, the Report is not a project under CEQA.

**Proposed Ordinance No. 449.255**

Pursuant to Government Code, prior to the expiration of an interim urgency ordinance and after providing notice and holding a public hearing, the Board of Supervisors may extend the interim urgency ordinance for 10 months and 15 days. Proposed Ordinance No. 449.255 is a request to extend the moratorium established by Ordinance No. 449.254 until February 28, 2026, to allow staff to continue to analyze STR related impacts and conduct further community outreach to consider reasonable control measures and approaches, which would include further amendments to Ordinance Nos. 927 and 847. Although Government Code allows for this 10-month, 15-day extension, it is important to note that the Planning Department intends to work diligently to complete this analysis and bring a recommendation to the Board sooner than February 28, 2026.

Despite the progress that has been made in gathering data, the facts that supported urgency Ordinance No. 449.254 remain in effect as the County's efforts to address the public safety, health, and welfare concerns have not concluded. Additional time is needed to gather further data and craft informed decisions to amend said Ordinances.

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 could increase. 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 STRs in certain

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residential neighborhoods has resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 STR certifications are currently active, and 9 new applications for certifications have been received since 2023. Without proper regulation, continued growth and concentration of STRs 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 STRs in this small area, and 20 new applications for certification have been received since 2023.

Adoption of Ordinance No. 449.255 will extend Ordinance No. 449.254, the moratorium on STRs. This extension will allow staff time to consider appropriate control measures for both of these unique areas. Although County staff is in the process of gathering and analyzing data on each of these unique areas, this process is not yet complete. Absent this extension, new STRs may be established that could adversely impact the residential character of neighborhoods, create an increased threat to public safety and conflict with the proposals that the County intends to further study.

The extension of the moratorium on new STRs **DOES NOT** prohibit the continued operation or renewals of existing STRs, which have legally obtained a STR Certificate prior to the effective date of Ordinance No. 449.254 on March 11, 2025.

This interim Ordinance No. 449.255 extending Ordinance No. 449.254, the moratorium on new STRs, is proposed for adoption pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858 and would take effect immediately upon its approval by at least a four-fifth's vote of the Board of Supervisors of the County of Riverside. The moratorium will be in effect for up to 10 months and 15 days, until February 28, 2026, unless separate action is taken by the Board at a public hearing to repeal or further extend the moratorium. Prior to expiration or extension of this ordinance, staff is directed to prepare the 10-day report for the Board as required by Government Code section 65858, describing the measures taken to alleviate the conditions which led to the adoption of this ordinance.

**California Environmental Quality Act**

Interim Ordinance No. 449.255 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 it merely extends the moratorium established by urgency interim Ordinance No. 449.254 prohibiting new STRs. It will not result in a direct or reasonably foreseeable indirect physical changes in the environment and, thus, it is not a project as defined in State CEQA Guidelines section 15378. The extended non-issuance of STR Certificates in certain areas of the County has no potential for resulting in physical change to the

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environment, directly or indirectly. Additionally, or in the alternative, this Ordinance No. 449.255 is exempt from CEQA under State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that extending the prohibition of new STRs in certain areas will have no significant effect on the environment because it will actually result in less impact on the environment. This interim Ordinance No. 449.255 merely maintains the status quo prior to the moratorium established by Ordinance No. 449.254 on March 11, 2025.

**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. The extension of the temporary moratorium of new STRs in the Unincorporated County areas of Thousand Palms and B Bar H Ranch will have no impacts 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 Ordinance No. 449.254 became effective on March 11, 2025, may continue to operate, thereby not impacting businesses.

**ATTACHMENTS:**

- Attachment A - Short Term Rental Ordinance No. 449.54 Moratorium 10 Day Report
- Attachment B - Ordinance No. 449-255 An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance 449.254 Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms, and B Bar H Ranch
- Attachment C - CEQA Notice of Exemption

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst                      4/11/2025

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel                      4/10/2025



1 and welfare concerns associated with Short Term Rentals in the unincorporated  
2 County areas of Thousand Palms and B Bar H Ranch.

3 C. On April 15, 2025, the Board received and filed a 10-Day Report for Ordinance  
4 449.254, required by Government Code section 65858, describing further details of  
5 the Unincorporated County Areas of Thousand Palms and B Bar H Ranch  
6 community meeting held on April 1, 2025, and staff's ongoing analysis of impacts  
7 from Short Term Rentals and other factors. Staff will utilize these data and will  
8 continue to gather further information to develop recommended regulations to  
9 alleviate the conditions which led to a moratorium on new Short Term Rentals in  
10 these areas. A copy of the 10-Day Report can be found with the agenda materials  
11 for the April 15, 2025 Board meeting.

12 D. The following facts that supported urgency Ordinance 449.254 remain in effect as  
13 the County's efforts to address public safety, health, and welfare concerns has not  
14 concluded:

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

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

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

18 H. The County continues to receive complaints related to noise, refuse, parking, septic  
19 capabilities, and public safety related to Short Term Rentals in these areas, indicating  
20 a need for heightened operating standards and enforcement.

21 I. The County is currently in the process of studying and considering various legislative  
22 proposals to address issues associated with Short Term Rentals, and also potentially  
23 non-Short Term Rental related issues, to reduce risks to public safety, health, and  
24 welfare.

25 J. Concentrations of Short Term Rentals in certain areas of the County can have an  
26 adverse impact on residential character, neighborhood stability, public safety, and  
27 quality of life, demonstrating the need to consider different processes or regulations,  
28 such as separating, eliminating, or capping the number of Short Term Rentals in  
certain areas of the County.

- 1 K. The density of Short Term Rentals in the unincorporated areas of Thousand Palms  
2 and B Bar H Ranch surpasses that of other unincorporated areas in the County.
- 3 L. On December 12, 2023, the Board of Supervisors of the County of Riverside  
4 amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating  
5 Short Term Rentals, through adoption of Ordinance No. 927.2. Development of  
6 Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the  
7 unincorporated areas of Idyllwild and Temecula Valley Wine Country, including  
8 establishment of boundary areas, determination of source of authority for a specific  
9 residential unit count, creation of an appropriate limit or cap, and a methodology for  
10 allowing new Short Term Rentals when capacity becomes available. Such analyses  
11 and regulatory measures could also be appropriate for Thousand Palms and B Bar H  
12 Ranch.
- 13 M. The unincorporated areas of Thousand Palms and B Bar H Ranch currently include  
14 68 active and pending Short Term Rental certificates. The County has also received  
15 29 new applications for Short Term Rental certificates for these two small areas since  
16 2023. This proliferation of Short Term Rental applications demonstrates a rush to  
17 obtain certificates that may be inconsistent with future licensing regulations,  
18 specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or  
19 cap on Short Term Rentals in these areas. Without this moratorium, all the prior listed  
20 impacts would be exacerbated due to this increasing number of Short Term Rentals.
- 21 N. Issuing numerous Short Term Rental certificates in areas that may be subject to future  
22 limits, caps, or additional regulations would undermine the County's current effort  
23 to protect the public health, safety, and welfare from the negative impacts of Short  
24 Term Rentals that are improperly sited, over-concentrated, or under regulated.
- 25 O. Issuing numerous Short Term Rental certificates in areas that may be subject to future  
26 limits, caps, or additional regulations would also create further confusion and  
27 potentially cause the need to unwind many Short Term Rental certificates.
- 28

1           Section 3.     DEFINITIONS. Except as otherwise specified herein, all terms used herein shall  
2 have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this  
3 ordinance, the following terms shall have the following meanings:

- 4           A.     County: County of Riverside
- 5           B.     Thousand Palms: Residential neighborhoods in the unincorporated area of Thousand  
6                 Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit  
7                 A to this ordinance.
- 8           C.     B Bar H Ranch: Residential neighborhoods in the unincorporated area of B Bar H  
9                 Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit  
10                B to this ordinance.

11           Section 4.     REPORT. On April 15, 2025, the Board received and filed a 10-Day Report for  
12 Ordinance 449.254, required by Government Code section 65858, describing further details of the  
13 Unincorporated County Areas of Thousand Palms and B Bar H Ranch community meeting held on April  
14 1, 2025, and staff's ongoing analysis of impacts from Short Term Rentals and other factors. Staff will  
15 utilize these data, and will continue to gather further information to develop recommended regulations to  
16 alleviate the conditions which led to a moratorium on new Short Term Rentals these areas. Unfortunately,  
17 the 45-day moratorium alone does not provide ample time to in order to find ways to alleviate or limit the  
18 ongoing effects within the communities. A copy of the 10-Day Report can be found with the agenda  
19 materials for the April 15, 2025 Board meeting.

20           Section 5.     EXTENSION OF ORDINANCE NO. 449.254 MORATORIUM. During the term  
21 of this interim ordinance, no new Short Term Rentals shall be allowed on properties located within the  
22 unincorporated County areas of Thousand Palms, or B Bar H Ranch. Renewals of existing Short Term  
23 Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from  
24 this moratorium.

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

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 10 months and 15 days from  
4 the date of adoption, or until the proposed actions are completed. This urgency ordinance may be further  
5 extended by the Board of Supervisors in accordance with Government Code section 65858.

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

9            By:   
             Chairman, Board of Supervisors

**V. MANUEL PEREZ**

10          ATTEST:  
11          KIMBERLY RECTOR  
             Clerk of the Board

12          By: 

13          (SEAL)

14  
15          APPROVED AS TO FORM

16          April 10, 2025

17  
18          By: 

19          AARON C. GETTIS  
             Chief Deputy County Counsel

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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 April 15, 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:            April 15, 2025

KIMBERLY A. RECTOR  
Clerk of the Board

BY: \_\_\_\_\_  
  Deputy

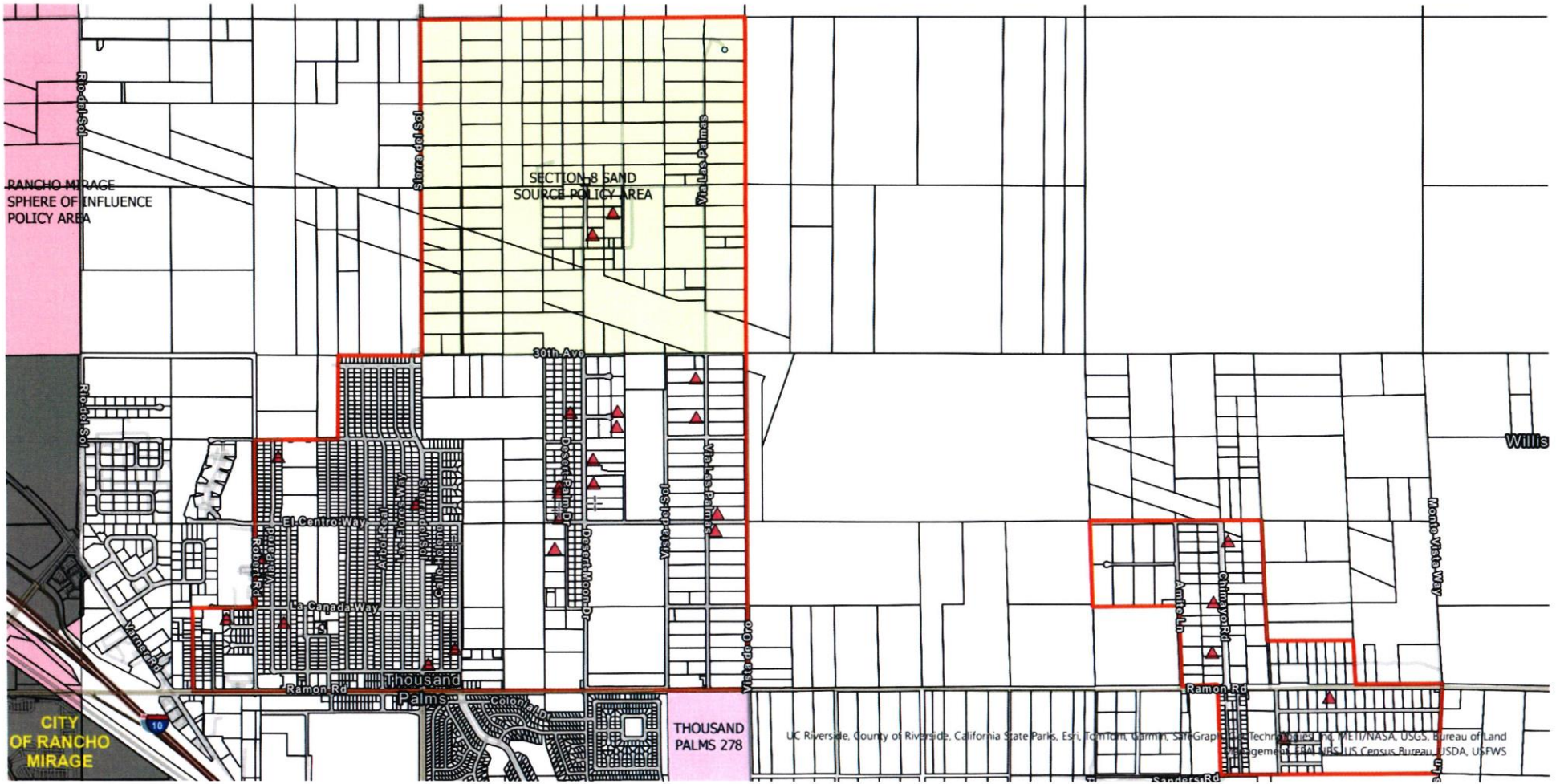
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
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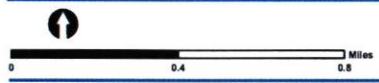
**EXHIBIT A**

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

**BOUNDARY MAP**



- |   |   |                               |
|---|---|-------------------------------|
|  | STR Districts                                   | <b>POLICY_NAME,OVERLAPPED</b> |
|  | RANCHO MIRAGE SPHERE OF INFLUENCE POLICY AREA,N |                               |
|  | SECTION 8 SAND SOURCE POLICY AREA,N             |                               |
|  | GDB_PUB.RIVCO.SPECIFIC_PLAN                     |                               |
|  | Active  |                               |
|  | CLOSED  |                               |
|  | Pending   |                               |














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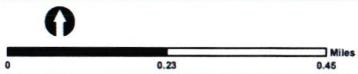
**EXHIBIT B**

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

**BOUNDARY MAP**



- |   |  |   |
|---|--|---|
|  STR Districts               | <b>STRs</b>  | <b>Thousand Palms STRs</b>  |
|  Specific Plans              | <b>Community, Account Status</b>   | <b>License Status</b>   |
|  Community Advisory Councils |  Multi-Active         |  Active                  |
|   |  Multi-Pending        |  CLOSED                  |
|   |  B Bar Ranch Active   |  Pending                 |
|   |  Bermuda Dunes Active |  STR_PalmDesert_Geocoded |





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 449.255

Project Location: Riverside County

Project Description: Adopt Ordinance No. 449.255, An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance 449.254 Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of IThousand Palms, and B Bar H Ranch. All Districts. (CEQA Exempt)

Name of Public Agency Approving Project: Riverside County

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Sections 15060(b) and (c), Section 15378, and Section 15061(b)(3)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** Interim Ordinance No. 449.255 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 it merely extends the moratorium established by urgency interim Ordinance No. 449.254 prohibiting new Short Term Rentals. It will not result in a direct or reasonably foreseeable indirect physical change in the environment and, thus, it is not a project as defined in State CEQA Guidelines section 15378. The extended non-issuance of Short Term Rental Certificates in certain areas of the County has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or in the alternative, this Ordinance No. 449.255 is exempt from CEQA under State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that extending the prohibition of new Short Term Rentals in certain areas will have no significant effect on the environment because it will actually result in less impact on the environment. This interim Ordinance No. 449.255 merely maintains the status quo prior to the moratorium established by Ordinance No. 449.254 on March 11, 2025.

John Earle Hildebrand III \_\_\_\_\_ (951) 955-1888 \_\_\_\_\_  
County Contact Person Phone Number

Signature

Planning Director

Title

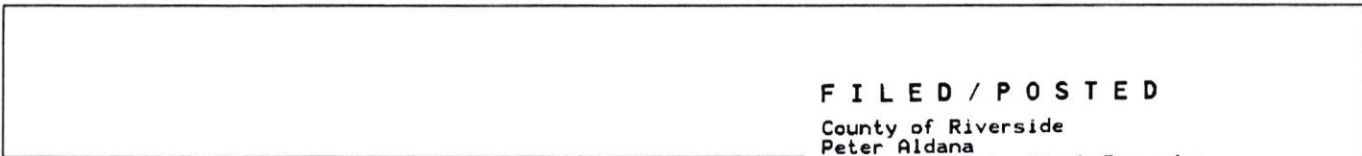
4/15/2025

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

County Clerk Posting Fee \$50.00

### FOR COUNTY CLERK'S USE ONLY



**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202500332  
04/17/2025 08:02 AM Fee: \$ 50.00  
Page 1 of 1





State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 25-113922  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY PLANNING DEPARTMENT	LEAD AGENCY EMAIL JHILDEBR@RIVCO.ORG	DATE 04/17/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500332	

PROJECT TITLE

ADOPT ORDINANCE NO. 449.255, AN INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE  
 EXTENDING URGENCY INTERIM ORDINANCE 449.254 ESTABLISHING A TEMPORARY

PROJECT APPLICANT NAME RIVERSIDE COUNTY PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL JHILDEBR@RIVCO.ORG	PHONE NUMBER (951) 955-6429
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 12TH FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ \_\_\_\_\_

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_  
 County documentary handling fee \$ \_\_\_\_\_ \$50.00  
 Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE X <i>I. Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
---------------------------------	---

## Document Root (Read-Only)

### Selected Document

#### 2025040899 - NOE - Ordinance 449.255

Riverside County

Created - 4/17/2025 | Submitted - 4/17/2025 | Posted - 4/17/2025 | Received - 4/17/2025 | Published - 4/17/2025

Whitney N Mayo

### Document Details

#### Public Agency

Riverside County

#### Document Type

Notice of Exemption

#### Document Status

Published

#### Title

Ordinance 449.255

#### Document Description

Adopt Ordinance No. 449.255, An Interim Ordinance of the County of Riverside Extending Urgency Interim Ordinance 449.254 Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms, and B Bar H Ranch. All Districts. (CEQA Exempt)

### Attachments (Upload Project Documents)

**23.1 NOE - Interim Ordinance 449.254 Temp Moratorium on New Short Term Rentals Thousand Palms B Bar H Ranch RECORDED.pdf**

### Contacts

Riverside County Planning Department - *John Earle Hildebrand III*

4080 Lemon Street 12th Floor

Riverside, CA 92501

Phone : (951) 955-6880

JHildebr@RIVCO.ORG

### Regions

Southern California

### Counties

Riverside

**Cities**

unincorporated Riverside County

**Location Details****Other Location Info**

Within the Unincorporated County  
Areas of Thousand Palms, and B Bar H Ranch. All Districts.

**Notice of Exemption****Exempt Status**

Categorical Exemption

**Type, Section Number or Code Number**

Section 15378

**Reasons why project is exempt**

Interim Ordinance No. 449.255 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 it merely extends the moratorium established by urgency interim Ordinance No. 449.254 prohibiting new Short Term Rentals. It will not result in a direct or reasonably foreseeable indirect physical change in the environment and, thus, it is not a project as defined in State CEQA Guidelines section 15378. The extended non-issuance of Short Term Rental Certificates in certain areas of the County has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or in the alternative, this Ordinance No. 449.255 is exempt from CEQA under State CEQA Guidelines section 15061 (b)(3) because it can be seen with certainty that extending the prohibition of new Short Term Rentals in certain areas will have no significant effect on the environment because it will actually result in less impact on the environment. This interim Ordinance No. 449.255 merely maintains the status quo prior to the moratorium established by Ordinance No. 449.254 on March 11, 2025.

**Exempt Status**

Other

**Type, Section Number or Code Number**

15061(b)(c)(3)

**Reasons why project is exempt**

Interim Ordinance No. 449.255 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 it merely extends the moratorium established by urgency interim Ordinance No. 449.254 prohibiting new Short Term Rentals. It will not result in a direct or reasonably foreseeable indirect physical change in the environment and, thus, it is not a project as defined in State CEQA Guidelines section 15378. The extended non-issuance of Short Term Rental Certificates in certain areas of the County has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or in the alternative, this Ordinance No. 449.255 is exempt from CEQA under State CEQA Guidelines section 15061 (b)(3) because it can be seen with certainty that extending the prohibition of new Short Term Rentals in certain areas will have no significant effect on the environment because it will actually result in less impact on the environment. This interim Ordinance No. 449.255 merely maintains the status quo prior to the moratorium established by Ordinance No. 449.254 on March 11, 2025.

**County Clerk(s)**

Riverside

## **Short Term Rental Ordinance No. 449.254 Moratorium 10 Day Report**

Report required by Government Code § 65858(d) for 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 Areas of Thousand Palms and B Bar H Ranch

On March 11, 2025, the Board of Supervisors adopted Ordinance No. 449.254, an urgency interim ordinance establishing a temporary moratorium on new short term rentals (STRs) within the unincorporated County areas of Thousand Palms, and B Bar H Ranch. A temporary moratorium of new STRs in these areas was 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. Adverse impacts to surrounding neighbors and properties from STRs can include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. Furthermore, concentration of STRs can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different regulations to separate, eliminate, or cap the number of STRs in certain areas of the County. Thousand Palms and B Bar H Ranch are two communities with unique features that require further study to assess the magnitude of such adverse impacts.

The number of STR-related complaints received from Thousand Palms and B Bar H Ranch has increased each year in recent years, and STR concentrations in the areas is considerable. Pursuant to Government Code section 65858, the initial term of an interim urgency ordinance is 45 days. Thus, the temporary moratorium established by Ordinance No. 449.254 is in effect until April 25, 2025. Pursuant to Government Code, prior to the expiration of an interim urgency ordinance and after providing notice and holding a public hearing, the Board of Supervisors may extend the interim urgency ordinance for 10 months and 15 days. Given initial feedback and community interest that has been obtained since the start of the Moratorium on April 15, 2025, the Board of Supervisors will hold a public hearing to consider a staff recommendation for adoption of Ordinance No. 449.255, which would extend the moratorium on new STRs in Thousand Palms and B Bar H ranch until February 28, 2026. Government Code section 65858 also requires that 10 days prior to the expiration of an interim urgency ordinance, the Board shall issue a written report describing the measures being taken to alleviate the condition which led to the adoption of the interim urgency ordinance. This report fulfills the requirements of Government Code section 65858 by describing the meetings and analysis of Thousand Palms and B Bar H Ranch in order to develop recommended regulations to alleviate the conditions which led to a moratorium of new STRs in these areas. This report is provided with the agenda materials for the Board's April 15, 2025, meeting and will also be posted on the Riverside County Planning Department's Short Term Rentals website.

## **Community Meeting Summary**

Supervisor V Manuel Perez's office and Riverside County TLMA staff held an STR Community Conversation on April 1, 2025, at the Sunline Transit Agency Boardroom, in Thousand Palms (Flyer attached – **Attachment A**). Approximately 27 people were in attendance. This conversation was held to begin the discussion of potential regulations for the areas of Thousand Palms and B Bar H Ranch, pursuant to the direction of the Board of Supervisors on March 11, 2025, and to alleviate the public health and safety risk which led to adoption of current Ordinance No. 449.254, An Urgency Interim Ordinance Establishing a Temporary Moratorium on New Short Term Rentals Within the Unincorporated County Areas of Thousand Palms and B Bar H Ranch.

April 1 meeting attendees included a blend of community residents, and STR owners and operators. The meeting began with introductions and a short presentation (Agenda/Presentation – **Attachment B**) given by the County, and then comments and questions from the community were received. Comments received were related to both negative and positive impacts from STRs, comments regarding noise in general, Ranchos, and general Code enforcement concerns. A summary of meeting comments is provided in **Attachment C**. A primary takeaway from this meeting is that concerns exist in the community regarding residential character, neighborhood stability, and quality of life – and these concerns may stem from STRs, and other factors.

## **Analyses**

Staff continue to review data regarding complaints received from the community from both Thousand Palms and B Bar H Ranch. The number of noise complaints received is consistent with comments related to noise received during the April 1 community meeting. A summary follows:

### **Calls for Service from January 1, 2024 – March 15, 2024 (Almost All Calls Noise Related):**

Thousand Palms – 53

Desert Hot Springs (incl. B Bar H Ranch) – 49

### **Cease and Desist Issuances During 2024 Calendar Year (Operating Without Valid STR Certificate):**

Thousand Palms - 21

Desert Hot Springs (incl. B Bar H Ranch) – 17

Assessment of STR clustering and density can be measured by STR to dwelling unit ratios in an area. When the County developed caps on STRs for Idyllwild and Wine Country as part of an update to Ordinance 927, the initial area assessments were as follows:

- **Idyllwild:** 3,567 Dwelling Units, 474 Certified STRs at time of assessment = 13.28% of homes being used as STR
- **Wine Country – Winery District:** 761 Dwelling Units, 99 Certified STRs at time of assessment = 13% of homes being used as STR
- **Wine Country – Equestrian District:** 101 Dwelling Units, 5 Certified STRs at time of assessment = 4.9% of homes being used as STR

- **Wine Country – Residential District:** 998 Dwelling Units, 98 Certified STRs at time of assessment = 9.8% of homes being used as STRs

The December 2023 Ordinance 927 update implemented a cap on STRs in the above subareas. However, whether or not an impact may exist from STRs – and whether a cap should be considered - can depend on various factors aside from STR to dwelling unit numbers, including lot size, ambient noise levels, etc. For comparative reference, STR to dwelling unit ratios for Thousand Palms and B Bar H Ranch are provided below:

- **Thousand Palms:** 1,144 Dwelling Units, 31 Certified STRs = 2.7% of homes being used as STRs
- **B Bar H Ranch:** 328 Dwelling Units, 37 Certified STRs = 11.28% of homes being used as STRs

**ATTACHMENT A**

Thousand Palms/B Bar H Ranch Community Conversation Flier/Invitation

**A COMMUNITY  
CONVERSATION:**

*Short-Term Rentals in  
the Thousand Palms  
and B Bar H Ranch  
Communities*

TUESDAY, APRIL 1  
at 6 p.m.

Sunline Transit Agency  
Boardroom

32505 Harry Oliver Trail,  
in Thousand Palms

*Please join our discussion.  
We want to hear from you!*



FOURTH DISTRICT SUPERVISOR  
**V. MANUEL  
PEREZ**  
COUNTY OF RIVERSIDE



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

MORE INFORMATION AVAILABLE AT: [PLANNING.RCTLMA.ORG/SHORT-TERM-RENTALS](http://PLANNING.RCTLMA.ORG/SHORT-TERM-RENTALS)

## **ATTACHMENT B**

Thousand Palms/B Bar H Ranch Community Conversation Agenda/Presentation

# A Community Conversation: Short Term Rentals in the Thousand Palms and B Bar H Ranch Communities

April 1, 2025



FOURTH DISTRICT SUPERVISOR  
**V. MANUEL PEREZ**  
COUNTY OF RIVERSIDE



## **Tonight's Agenda**

- I. **Welcoming Remarks**: Riverside County 4<sup>th</sup> District Supervisor V. Manuel Perez (5-10 mins)
- II. **Meeting Guidelines**: Rania Odenbaugh, Director of Transportation and Land Management Agency (5 mins)
- III. **Staff Presentation**: John Hildebrand, TLMA Planning Director (5 mins)
- IV. **Community Input Session** (1 hour)
- V. **Next Steps**

## Meeting Guidelines

### We Want to Hear From You!

- Thoughts/Comments on the Benefits and Challenges of STRs in the Community
- To Establish Community Priorities that will Illustrate your Preferred Future for the Community

### To Ensure a Beneficial and Productive Conversation for All:

- Each Attendee Will be Allowed 2 Minutes to Speak (Time May Be Donated)
- Please Be Courteous to All Meeting Attendees, and Respect Differing Viewpoints

2

## Ordinance 449.254

Adopted by Board of Supervisors on March 11, 2025

Resulted in a **Temporary Moratorium** on Issuance of **New** STR Certificates in the Unincorporated Areas of:

- Thousand Palms
- B Bar H Ranch

**Does Not** Prohibit Continued Operation or Certificate Renewals for Existing STRs Which Have Legally Obtained an Operating Certificate Prior to Ordinance Effective Date

**Purpose:** To Provide County Staff Time to Hear from Community Members and STR Owners/Operators, Evaluate the Impacts of STR Concentrations in These Areas, and Research Regulatory Options to Mitigate Such Impacts, if Necessary



3

## Ordinance 449.254 Timeline

In Accordance with CA Government Code, Took Immediate Effect on March 11, and Will Expire on **April 25, 2025 (45 Days from Adoption)**, unless extended by the Board of Supervisors

County Staff Will Bring Back a Progress Report to the Board on **April 15, 2025**, Describing the Measures Taken to Alleviate the Condition Which Led to Adoption of the Urgency Ordinance



4

## Issues

The Number of STRs in Residential Neighborhoods in the Thousand Palms, and B Bar H Ranch Has Grown Significantly:

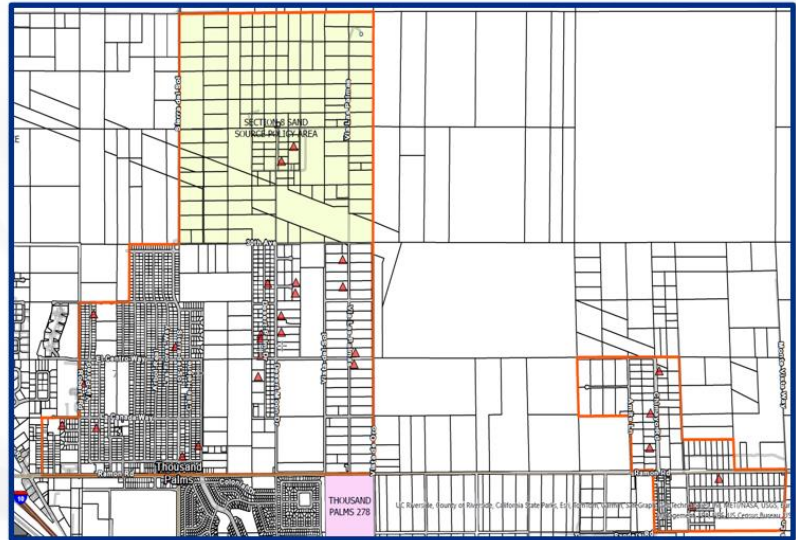
- The Two Areas Combined Host 68 Active STRs
- Received 29 Applications for New STR Certificates for These Areas Alone Since 2023
- Complaints from Residents Regarding Unpermitted Large-Scale Events, Excessive Noise, and Illegal Parking Have Steadily Increased Each Year Since 2021



5

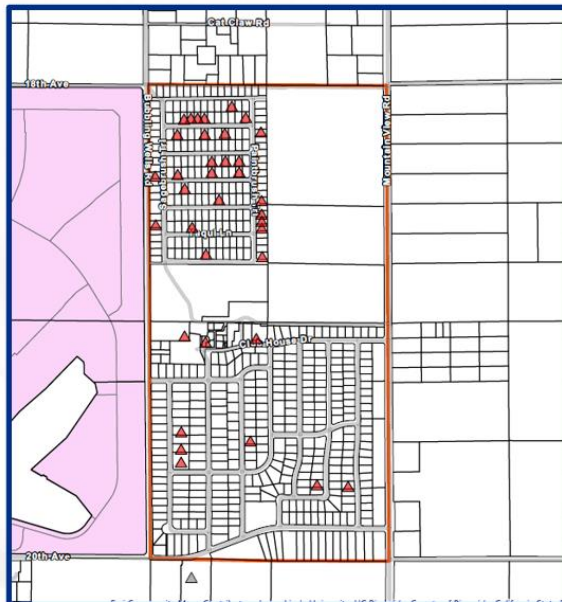
## Thousand Palms

- 31 Active STR Certificates
- 9 New Applications for Certification Received Since 2023



## B Bar H Ranch

- 37 Active STR Certificates
- 20 New Applications for Certification Received Since 2023



**Community Input Session**

## **ATTACHMENT C**

### Summary of Thousand Palms/B Bar H Ranch Community Conversation Comments

- Wants more Code Enforcement.
- Our STR property is compliant, and we are following the STR rules.
- Only one specific person is complaining on my STR property.
- Currently a housekeeper for some STRs and have never heard of there being any complaints/issues
- The noise that is being complained about is not always a “rancho”. Feels they are being targeted and people with permits should stop being harassed
- Not an STR owner. Loves the community but believes bringing in more STRs will change the community for the residents
- Lives on Via Las Palmas and states it’s pretty noisy; just wants peace and quiet.
- The main problem with the noise is the bass. Wants someone to enforce the noise ordinance.
- Resident of Thousand Palms. States STRs have no respect for the residents. Law Enforcement and Code Enforcement are under staffed.
- Wants permanent moratorium, not pause. Community is oversaturated with STRs and it’s bringing more toxic people. Against Ranchos being located near where there are horses. Shouldn’t have to hear music until 10 pm.
- Resident for 22 years; doesn’t have a problem with noise and feels discriminated against.
- Lives next to an STR and is more concerned about dogs barking and chickens.
- Lives behind an STR and there is nothing to block the noise. The only noise concern is with the Ranchos.
- Manages 3 STRs and states there needs to be more enforcement.
- Wanted to come in to hear what the neighbors had to say. There should be more enforcement and STRs aren’t a concern as long as they follow the rules.
- Complains specifically on a certain property with a number of horses, the flies they bring, and the shipping container on the property.
- Has lived in the community for over 20 years and is surprised that there is actually someone who wants to put a stop to STRs. Shouldn’t put a stop to STR’s because one person doesn’t follow the rules.
- Lives in B Bar H Ranch; says its quiet and they haven’t had any issues. Owners need to take charge of their STRs.

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Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

*Account Number:* 5209148  
*Ad Order Number:* 0011730750

*Customer's Reference/PO Number:*

*Publication:* The Press-Enterprise

*Publication Dates:* 04/24/2025

*Total Amount:* \$633.70

*Payment Amount:* \$0.00

*Amount Due:* \$633.70

*Notice ID:* dpOm4WevttBwgY2SvjhO

*Invoice Text:*

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SUMMARY OF ORDINANCE NO. 449.255 AN INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE EXTENDING URGENCY INTERIM ORDINANCE NO. 449.254 ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED COUNTY AREAS OF THOUSAND PALMS AND B BAR H RANCH This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 449.255 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary, Ordinance No. 449.255 is an extension of an urgency interim ordinance of the County of Riverside to establish a temporary moratorium on new Short Term Rentals within the unincorporated County of Riverside communities of Thousand Palms and B Bar H Ranch, as detailed in Ordinance Exhibit A. This moratorium is extended pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the extension is to continue to protect the public safety, health, and welfare while County staff brings revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance No. 449.254 imposing a temporary moratorium of Short Term Rentals in those areas, the County has analyzed area Short Term Rental densities, and conducted a meeting with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This moratorium extension is

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3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011730750

**FILE NO. 0011730750**

### **PROOF OF PUBLICATION**

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

**04/24/2025**

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

Date: April 24, 2025.  
At: Riverside, California

Signature

**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
SUMMARY OF ORDINANCE NO. 449.255  
AN INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE  
EXTENDING URGENCY INTERIM ORDINANCE NO. 449.254  
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT  
TERM RENTALS WITHIN THE UNINCORPORATED COUNTY AREAS  
OF THOUSAND PALMS AND B BAR H RANCH**

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 449.255 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 449.255 is an extension of an urgency interim ordinance of the County of Riverside to establish a temporary moratorium on new Short Term Rentals within the unincorporated County of Riverside communities of Thousand Palms and B Bar H Ranch, as detailed in Ordinance Exhibit A. This moratorium is extended pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the extension is to continue to protect the public safety, health, and welfare while County staff brings revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance No. 449.254 imposing a temporary moratorium of Short Term Rentals in those areas, the County has analyzed area Short Term Rental densities, and conducted a meeting with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This moratorium extension is designed to maintain the status quo until reasonable regulatory updates can be drafted and considered by the Board of Supervisors. This moratorium extension would not prohibit the operation or renewal of existing, legally certified Short Term Rentals, which meet all of the requirements of Ordinance No. 927. This urgency ordinance would take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside and remain in effect for 10 months and 15 days from the date of adoption or until Ordinance No. 927.3 is adopted and effective.

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 **April 15, 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  
**The Press-Enterprise**  
Published: 4/24/25

# 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 Charnay

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 23.1

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 materials are 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:** Acquia Mail  
**Sent:** Tuesday, April 15, 2025 7:05 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 20250415**. 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 April 15, 2025

Submitted values are:

**First Name**

JANIS

**Last Name**

CHARNAY

**Address (Street, City and Zip)**

28382 Vía Las Palmas

**Phone**

7602724330

**Email**

palmsjan2003@yahoo.com

**Agenda Date**

04/15/2025

**Agenda Item # or Public Comment**

23.1

**State your position below**

Support

**Do you need a Spanish translator?**

No

**AFFIDAVIT OF PUBLICATION**

Naomy Sicra  
 Riverside County-Board Of Sup.  
 4080 Lemon ST # 127  
 Riverside CA 92501-3609

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:

04/24/2025

and that the fees charged are legal.  
 Sworn to and subscribed before on 04/24/2025

*[Handwritten Signature]*

Legal Clerk

*[Handwritten Signature]*

Notary, State of WI, County of Brown

82576

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MARIAH VERHAGEN  
 Notary Public  
 State of Wisconsin

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

SUMMARY OF  
 ORDINANCE NO. 449.255  
 AN INTERIM ORDINANCE  
 OF THE COUNTY OF  
 RIVERSIDE EXTENDING  
 URGENCY INTERIM  
 ORDINANCE NO. 449.254  
 ESTABLISHING  
 A TEMPORARY  
 MORATORIUM ON NEW  
 SHORT TERM RENTALS  
 WITHIN THE  
 UNINCORPORATED  
 COUNTY AREAS OF  
 THOUSAND PALMS AND B  
 BAR H RANCH

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 449.255 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 449.255 is an extension of an urgency interim ordinance of the County of Riverside to establish a temporary moratorium on new Short Term Rentals within the unincorporated County of Riverside communities of Thousand Palms and B Bar H Ranch, as detailed in Ordinance Exhibit A. This moratorium is extended pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the extension is to continue to protect the public safety, health, and welfare while County staff brings revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance No. 449.254 imposing a temporary moratorium of Short Term Rentals in those areas, the County has analyzed area Short Term Rental densities, and conducted a meeting with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This moratorium extension is designed to maintain the status quo until reasonable regulatory updates can be

drafted and considered by the Board of Supervisors. This moratorium extension would not prohibit the operation or renewal of existing, legally certified Short Term Rentals, which meet all of the requirements of Ordinance No. 927. This urgency ordinance would take effect immediately upon its approval by at least a four-fifth's vote of the Board of Supervisors of the County of Riverside and remain in effect for 10 months and 15 days from the date of adoption or until Ordinance No. 927.3 is adopted and effective.

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 April 15, 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: Naomy Sicra, Clerk of the Board Assistant  
 April 24, 2025 11236902

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

SUMMARY OF  
ORDINANCE NO. 449.255  
AN INTERIM ORDINANCE  
OF THE COUNTY OF  
RIVERSIDE EXTENDING  
URGENCY INTERIM  
ORDINANCE NO. 449.254  
ESTABLISHING  
A TEMPORARY  
MORATORIUM ON NEW  
SHORT TERM RENTALS  
WITHIN THE  
UNINCORPORATED  
COUNTY AREAS OF  
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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 April 15, 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: Naomy Sicra, Clerk of the Board Assistant

April 24, 2025 11236902