

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



ITEM: 3.32  
(ID # 29966)

MEETING DATE:  
Tuesday, March 03, 2026


FROM : TLMA-PLANNING


**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adopt Ordinance No. 449.256, 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. [\$0 Total Cost] (Not a Project under CEQA and/or CEQA Exempt per State CEQA Guidelines Section 15378, 15060, and 15061(b)(3)) (4/5 Vote Required).

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

1. Find that Urgency Ordinance No. 449.256 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); and
2. Adopt Ordinance No. 449.256, 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 until Friday, April 17, 2026, or until Board of Supervisors adoption of County Ordinance No. 927.3, whichever is sooner.

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

  
John Hildebrand, Planning Director 2/23/2026

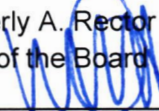
  
Rania Odenbaugh, TLMA Director 2/23/2026

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 449.256 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Perez, and Gutierrez  
Nays: None  
Absent: Washington  
Date: March 3, 2026  
xc: Planning, COB/MC/AB/DL/NS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<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: 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 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 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 moratorium on issuance of new STR Certificates within the unincorporated County areas of Thousand Palms and B Bar H Ranch, as defined in the accompanying Ordinance No. 449.256, to protect public safety, health, and welfare, while County staff further evaluate the impacts 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 currently include 59 active and pending Short Term Rental certificates. If increases continue, adverse impacts that have

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

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 Short Term Rentals in certain residential neighborhoods has resulted in increased complaints from residents in recent years, related to unpermitted large scale events, and excessive noise. 27 Short Term Rental certifications are currently active. 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 32 actively certified Short Term Rentals in this small area.

On March 11, 2025, the Board of Supervisors adopted Urgency Interim Ordinance No. 449.254, which imposed a moratorium on issuance of new Short Term Rental certificates in Thousand Palms and B Bar H Ranch; the purpose of this action was to allow County staff time to analyze potential impacts from Short Term Rentals, including excessive noise, traffic congestion, illegal vehicle parking, and accumulation of refuse, and to develop mitigation measures if necessary. On April 15, 2025, the Board of Supervisors adopted Urgency Interim Ordinance No. 449.255, extending the moratorium to allow staff additional time to conduct the requisite analyses and development of mitigation measures. On February 10, 2026, during Board of Supervisors' consideration of an amendment to Ordinance No. 927, the Board took public testimony and heard concerns from the public regarding County enforcement efforts related to STRs. Ordinance No. 449.255 formally expired on February 28, 2026; however, during its term, additional potential STR-related impacts were brought to County staff's attention through resident complaints, including unpermitted large-scale events, elevated fire risk, reckless driving, and disorderly conduct. The County has also become concerned regarding the threat of violence against neighborhood residents, from guests of STRs and other large events. Enforcement actions in Thousand Palms and B Bar H Ranch have increased since adoption of the initial moratorium on March 11, 2025, indicating a heightened need for caution, analyses, and consideration of additional mitigation measures. The County has determined that these additional health, safety, and welfare risks and occurrences, which are unique from the prior

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

moratorium, require additional evaluation and study in compliance with Section 65858 of the Government Code.

These new impacts and occurrences justify the need for a continued moratorium in these areas pursuant to Government Code section 65858(f). Absent today's Urgency Ordinance No. 449.255, new STRs may be established that could adversely 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 3, 2026, to Friday, April 17, 2026, unless separate action is taken to extend the moratorium further. Staff will utilize this time to evaluate complaints, and the potential necessity of further adjustments to proposed Ordinance 927.3 in an effort to augment the County's enforcement efforts.

Under **California Government Code § 65858**, cities and counties may adopt temporary **moratoriums (interim urgency ordinances)** on land uses, including short-term rentals (STRs), if there is an immediate threat to public health, safety, or welfare and the use may conflict with pending zoning or planning changes. The ordinance is initially effective for 45 days. After a noticed public hearing, the moratorium may be extended for up to 10 months and 15 days, and then for an additional one year (or a single extension totaling 22 months and 15 days), with required findings and a written progress report before extension.

**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

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

such, there is no way the proposed urgency ordinance would result in a physical environmental impact. See the attached Notice of Exemption.

**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. 449-256 – 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
- Attachment B - CEQA Notice of Exemption

  
Crystal Carrillo, Senior Management Analyst 2/26/2026

  
Aaron Gettis, Chief Deputy County Counsel 2/18/2026



1                   conduct. The County has also become concerned regarding the threat of violence  
2                   from guests of STRs and other large events, to residents in adjacent neighborhoods.  
3                   The County has determined that these additional health, safety, and welfare risks and  
4                   occurrences, which are unique from the prior moratorium, require additional  
5                   evaluation and study in compliance with Section 65858 of the Government Code.  
6                   This urgency ordinance is necessary to ensure neighborhood compatibility and  
7                   reduce conflicts within surrounding residential neighborhoods, to facilitate economic  
8                   growth within the County, and to protect the health, safety, and general welfare of  
9                   the County's residents.

10                  B.     The unincorporated County area of Thousand Palms is located along Interstate 10 at  
11                  the intersection of Ramon Road, and is characterized by mobile home subdivisions,  
12                  single-family residential neighborhoods, and rural residential development.  
13                  Infrastructure within the residential neighborhoods located north of Ramon Road  
14                  remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder  
15                  parking. Concentrations of Short Term Rentals in certain residential neighborhoods  
16                  has resulted in increased complaints from residents in recent years, related to  
17                  unpermitted large-scale events, excessive noise, and illegal parking. 27 Short Term  
18                  Rental certifications are currently active.

19                  C.     B Bar H Ranch is an unincorporated community comprised of predominantly low-  
20                  density residential, located between Palm Springs and Desert Hot Springs in the  
21                  Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch  
22                  remains rural in nature. This small, unincorporated area is comprised of just 573  
23                  parcels on 240 acres. There are currently 32 actively certified Short Term Rentals in  
24                  this small area.

25                  D.     The County continues to receive complaints related to unpermitted large-scale  
26                  events, elevated fire risk, excessive noise, reckless driving, disorderly conduct, and  
27                  public safety related to Short Term Rentals in these areas, indicating a need for  
28                  heightened operating standards and enforcement. Without proper regulation,  
                  continued concentration of Short Term Rentals in the identified area neighborhoods

1                   may jeopardize the health, safety, and welfare of guests and the existing residential  
2                   community.

3           E.       The County is currently in the process of studying and considering various legislative  
4                   proposals to address issues associated with enforcement and concentrations of Short  
5                   Term Rentals to reduce risks to public safety, health, and welfare.

6           F.       Concentrations of Short Term Rentals in certain areas of the County can have an  
7                   adverse impact on residential character, neighborhood stability, public safety, and  
8                   quality of life, demonstrating the need to consider different processes or regulations,  
9                   such as separating, eliminating, or capping the number of Short Term Rentals in  
10                  certain areas of the County.

11          G.       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          H.       On March 11, 2025, the Board of Supervisors adopted Urgency Interim Ordinance  
22                  No. 449.254, which imposed a moratorium on issuance of new Short Term Rental  
23                  certificates in the communities of Thousand Palms and B Bar H Ranch; the purpose  
24                  of this action was to allow County staff time to analyze potential impacts from Short  
25                  Term Rentals, including excessive noise, traffic congestion, illegal vehicle parking,  
26                  and accumulation of refuse, and develop mitigation measures if necessary. On April  
27                  15, 2025, the Board of Supervisors adopted Urgency Interim Ordinance No. 449.255,  
28                  extending the moratorium to allow staff additional time to conduct the requisite  
                  analyses and development of mitigation measures. Ordinance No. 449.255 formally

1 expired on February 28, 2026; however, during its term, additional potential STR-  
2 related impacts were brought to County staff's attention through resident complaints,  
3 as detailed herein. These new impacts and occurrences justify the need for a  
4 continued moratorium in these areas pursuant to Government Code section 65858(f).  
5 In addition, enforcement actions in Thousand Palms and B Bar H Ranch have  
6 increased since adoption of the initial moratorium on March 11, 2025, indicating a  
7 heightened need for caution, analyses, and consideration of additional mitigation  
8 measures, related to these new impacts.

9 I. The unincorporated areas of Thousand Palms and B Bar H Ranch currently include  
10 59 active and pending Short Term Rental certificates. In the period preceding  
11 expiration of Urgency Interim Ordinance No. 449.255, the County received  
12 numerous correspondence from potential Short Term Rental applicants with  
13 properties in the Thousand Palms and B Bar H Ranch areas, requesting to submit  
14 applications for certification immediately after moratorium expiration. This  
15 proliferation of requests for new Short Term Rental applications demonstrates a rush  
16 to obtain certificates that may be inconsistent with future licensing regulations,  
17 specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or  
18 cap on Short Term Rentals in these areas.

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

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

26 Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term  
27 Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms or B Bar  
28

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

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

6 A. County: County of Riverside

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

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

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

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

20 Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections  
21 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least  
22 a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of  
23 adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with  
24 Government Code section 65858.

25 /  
26 /  
27 /  
28 /  
/

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

By: Karen S. Spiegel  
Chair, Board of Supervisors  
**KAREN SPIEGEL**

1  
2  
3  
4  
5 ATTEST:  
6 KIMBERLY RECTOR  
7 Clerk of the Board

8 By:   
9 DEPUTY  
10 (SEAL)

11 APPROVED AS TO FORM

12 February 18, 2026

13 By:   
14 AARON C. GETTIS  
15 Chief Deputy County Counsel  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

MAR 03 2026 3.32

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 3, 2026, the foregoing ordinance consisting of 7 Sections was adopted by the following vote:

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

DATE:        March 3, 2026

KIMBERLY A. RECTOR  
Clerk of the Board

BY: \_\_\_\_\_  
Deputy

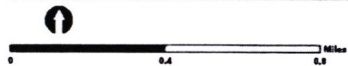
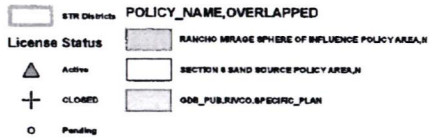
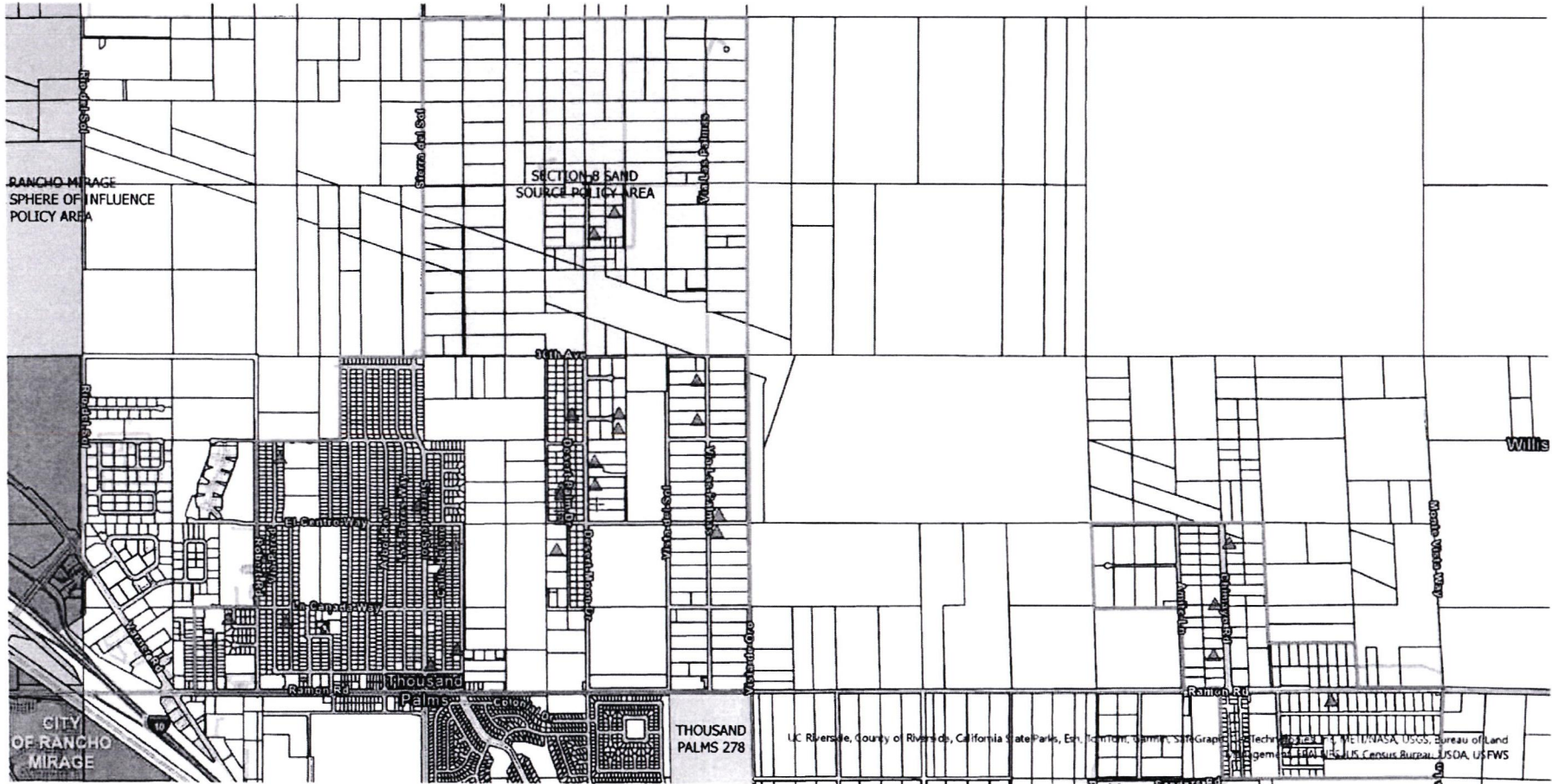
SEAL

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**

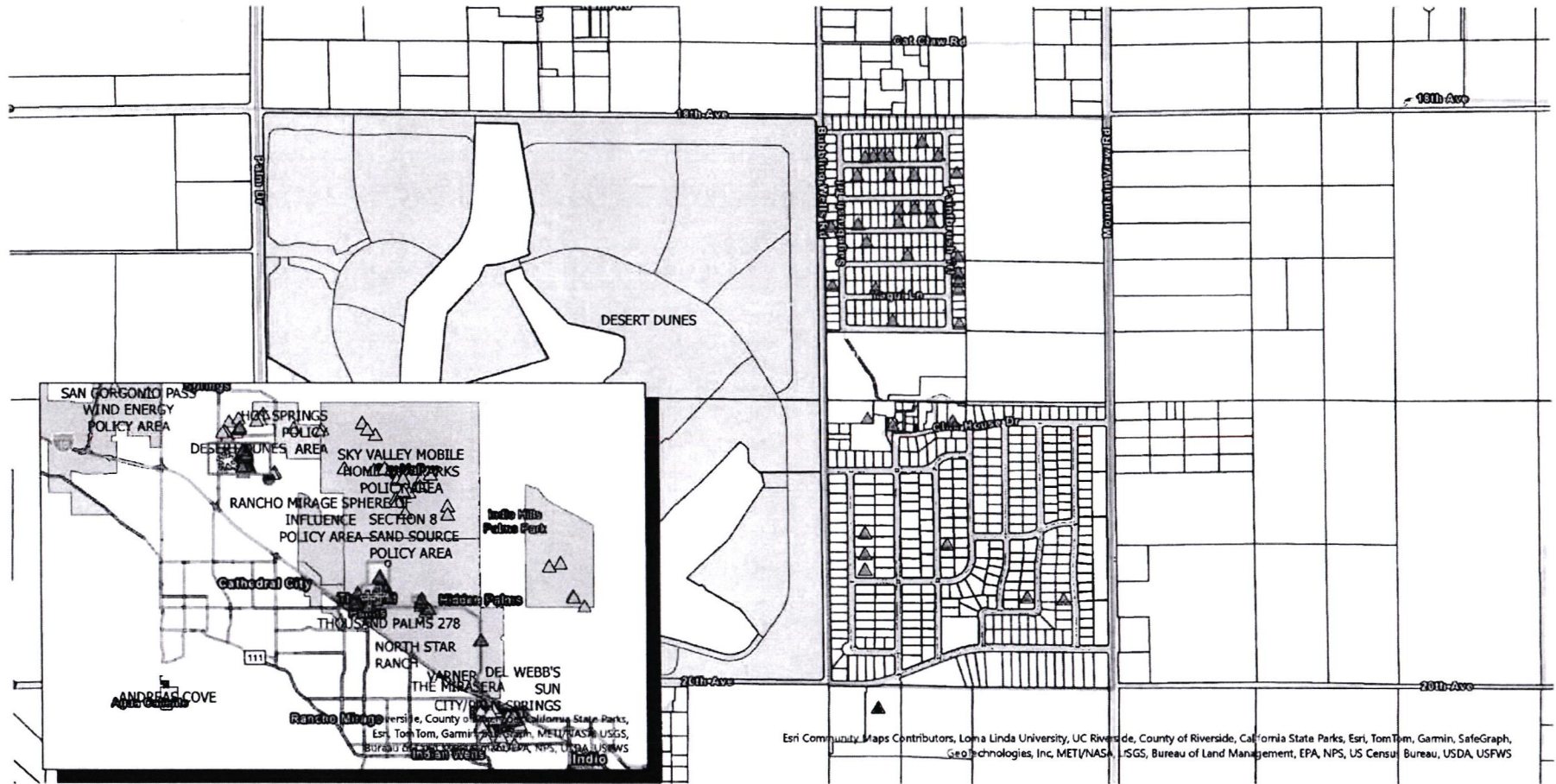


**EXHIBIT B**

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

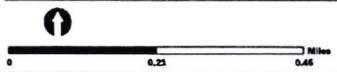
**BOUNDARY MAP**

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



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

STR Status	STRs Community, Account Status	Thousand Palms STRs License Status
STR Status	● High Active	▲ Active
Special Plans	● High Pending	⊕ Closed
Community Advisory Councils	▲ 8 Bar Ranch Active	○ Pending
	▲ Riverside Dunes Active	▲ STR_PalmDesert_Overseas



**B BAR RANCH  
SHORT TERM RENTALS 2026**

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

USA TODAY CO.

PO Box 631437 Cincinnati, OH 45263-1437

2026 MAR -4 AM 9:54

\*LocalIQ

**AFFIDAVIT OF PUBLICATION**

RD OF SUP. RIVERSIDE COUNTY-BOA  
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:

PDS desertsun.com 02/22/2026  
PDS Palm Springs Desert Sun 02/22/2026

and that the fees charged are legal.  
Sworn to and subscribed before on 02/22/2026

*[Signature]*  
\_\_\_\_\_  
Legal Clerk

*[Signature]*  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$309.59	
Tax Amount:	\$0.00	
Payment Cost:	\$309.59	
Order No:	12099465	# of Copies:
Customer No:	1252599	1
PO #:		

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

VICKY FELTY  
Notary Public  
State of Wisconsin

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 3, 2026 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of Ordinance No. 449.256, which is summarized as follows:

**SUMMARY OF ORDINANCE NO. 449.256  
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**

This summary is presented pursuant to California Government Code Sections 25123 and 65858: a certified copy of the full text of Ordinance No. 449.256 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. 449.256 establishes 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 established pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the moratorium is to protect the public safety, health, and welfare while County staff conduct

requisite analyses of impacts and potential mitigation measures before bringing revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance Nos. 449.254 and 449.255 imposed a temporary moratorium on new Short Term Rentals in Thousand Palms and B Bar H Ranch, the County has reviewed area Short Term Rental densities, complaint information, and conducted meetings with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This new moratorium is designed to maintain the status quo while County staff analyze additional health, safety, and welfare risks and occurrences, which are unique from the prior moratorium, related to issues such as unpermitted large-scale events, elevated fire risk, excessive noise, reckless driving, and disorderly conduct, until reasonable regulatory updates can be drafted and considered by the Board of Supervisors. This moratorium 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 45 days from the date of adoption or until Ordinance No. 927.3 is adopted and effective.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)  
Dated: February 17, 2026  
Kimberly Rector,  
Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant  
12099465 2/22/2026

Planning  
3/3/2026  
3-32

**RIVERSIDE COUNTY BOARD  
OF SUPERVISORS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 3, 2026 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of Ordinance No. 449.256, which is summarized as follows:

**SUMMARY OF ORDINANCE  
NO. 449.256**

**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**

This summary is presented pursuant to California Government Code Sections 25123 and 65858; a certified copy of the full text of Ordinance No. 449.256 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. 449.256 establishes 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 established pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the moratorium is to protect the public safety, health, and welfare while County staff conduct requisite analyses of impacts and potential mitigation measures before bringing revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance Nos. 449.254 and 449.255 imposed a temporary moratorium on new Short Term Rentals in Thousand Palms and B Bar H Ranch, the County has reviewed area Short Term Rental densities, complaint information, and conducted meetings with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This new moratorium is designed to maintain the status quo while County staff analyze additional health, safety, and welfare risks and occurrences, which are unique from the prior moratorium, related to issues such as unpermitted large-scale events, elevated fire risk, excessive noise, reckless driving, and disorderly conduct, until reasonable regulatory updates can be drafted and considered by the Board of Supervisors. This moratorium 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 45 days from the date of adoption or until Ordinance No. 927.3 is adopted and effective.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 17, 2026  
Kimberly Rector,  
Clerk of the Board  
By: Naomi Sicra, Clerk of  
the Board Assistant  
12099465 2/22/2026

## Flores, Kate

---

**From:** Acquia Mail  
**Sent:** Saturday, February 28, 2026 5:38 PM  
**To:** palmsjan2003@yahoo.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission  
**Attachments:** urinating-at-a-private-residence-from-str-next-door..pdf



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 20260303**. 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 February 28, 2026

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**

03/03/2026

**Agenda Item # or Public Comment**

32. 29966

**State your position below**

Support

**Do you need a Spanish translator?**

No

**Comments**

We support extending the moratorium, but a 45-day extension is nothing more than a band-aid on a gaping wound.

It makes it clear that the Code Team and those in charge are not prioritizing our health and well-being, and most importantly, our safety

The moratorium must be extended for at least one full year—nothing less.

Your 927 is full of holes and will not be amended in time.

We need you to take our concerns seriously.

Attached is one of 100 issues we have had since these BAD Actors have been approved.

**Attachments (Must be .pdf, .doc, or .docx)**

[urinating-at-a-private-residence-from-str-next-door..pdf](#)



**Flores, Kate**

---

**From:** Acquia Mail  
**Sent:** Sunday, March 1, 2026 7:21 AM  
**To:** jp1gt@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 20260303**. 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 1, 2026

Submitted values are:

**First Name**

Jack

**Last Name**

Podsedly

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

31800 Chimayo Rd

**Phone**

9168045888

**Email**

jp1gt@yahoo.com

**Agenda Date**

03/03/2026

**Agenda Item # or Public Comment**

32. 29966 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING

**State your position below**

Support

**Do you need a Spanish translator?**

No

**Comments**

Nothing different has been done since the last meeting, the moratorium needs to be extended

**Flores, Kate**

---

**From:** Acquia Mail  
**Sent:** Sunday, March 1, 2026 7:28 AM  
**To:** hsteenman@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 20260303**. 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 1, 2026

Submitted values are:

**First Name**

Helen

**Last Name**

Steenman

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

31800 Chimayo Rd

**Phone**

9168045888

**Email**

[hsteenman@yahoo.com](mailto:hsteenman@yahoo.com)

**Agenda Date**

03/03/2026

**Agenda Item # or Public Comment**

32. 29966 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING

**State your position below**

Support

**Do you need a Spanish translator?**

No

**Flores, Kate**

---

**From:** Acquia Mail  
**Sent:** Sunday, March 1, 2026 8:04 AM  
**To:** jp1gt@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 20260303**. 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 1, 2026

Submitted values are:

**First Name**

Andrea

**Last Name**

Janis

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

31500 Chimayo Rd

**Phone**

9168045888

**Email**

jp1gt@yahoo.com

**Agenda Date**

03/03/2026

**Agenda Item # or Public Comment**

32. 29966 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING

**State your position below**

Support

**Do you need a Spanish translator?**

No

**Flores, Kate**

---

**From:** Acquia Mail  
**Sent:** Wednesday, February 25, 2026 2:15 PM  
**To:** Clerk of the Board  
**Subject:** Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,  
Riverside County Clerk of the Board

Submitted on February 25, 2026

Submitted values are:

**First Name**

Scott

**Last Name**

Welling

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

67699 Broken Arrow Lane, Desert Hot Springs, CA 92241

**Phone**

6146231191

**Email**

sbwelling@gmail.com

**Agenda Date**

03/03/2026

**Agenda Item # or Public Comment**

B Bar H Ranch Moratorium

**State your position below**

Neutral

### **Comments**

I am a current STR permit holder in the B Bar H Ranch community. We do our very best to be good neighbors but I completely understand the concerns that have been raised in general with STR's and their impact on the community.

With that said, I do feel this moratorium unfairly hurts the permit holders who have done things the right way both in terms of monitoring our guests and in terms of legally acquiring the permit. Unfortunately for me in my situation, I have not had as much success as I was hoping and am very close to foreclosure on my property. I have been wanting to sell it for months but because of the moratorium there has been no interest. I really need to get out from the debt of the property and would consider that the board allow current permit holders in good standing to transfer their permit to a new owner during a property sale. I understand the concerns with adding new permits and it is important we figure out what is best for the communities moving forward. However, me transferring my permit for the home to a new owner keeps the total number of STR's the same and in that sense is in keeping with the moratorium's true purpose.

The current regulations really hurt good operators who are struggling and need to offload their home. While you can say that I should just sell it to a regular home owner, many of these areas simply just don't attract permanent home buyers and the home has been set up as a STR "business". It is really only investors who would be interested in the property at this point. I am a dentist for my day job, and it would be like me trying to sell my dental office but the county saying that I'm only allowed to sell it to an orthodontist. The office is not meant for that - it is meant for a dentist. Similar, but functionally different.

Again, I have no issues at all with the county taking time to evaluate options for these communities. But I do think that allowing existing permit holders to transfer their licenses is fair (since some like me are in bad financial situations) and it also keeps with the intent of the moratorium in not allowing additional homes permitted until the county figures out how to better enforce the rules for existing residents.

Thank you for your time. I appreciate your consideration. I hope this comes across as fair and reasonable to existing permit holders while also supporting the intent of the moratorium. I just really need to sell this home and the reality is it just won't sell to a private resident.



Riverside County Board of Supervisors  
Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of 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: Claudia Prado

Address: 18753 Sagebrush Trail

City: Desert Hot Springs Zip: 92241

Phone #: 323.684.1620

Date: 3/3/2026 Agenda # 3, 32.

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: \_\_\_\_\_

Do you need a Spanish translator? Yes \_\_\_\_\_ No \_\_\_\_\_

## 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.

# Online



## Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of 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: Helen Steenman

Address: \_\_\_\_\_

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

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

Date: \_\_\_\_\_ Agenda # 3.32

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: \_\_\_\_\_

Do you need a Spanish translator? Yes \_\_\_\_\_ No \_\_\_\_\_

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

(Revised: 1/27/2026)

## 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.

# Online

## Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of 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: Jack Podsedly

Address: \_\_\_\_\_

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

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

Date: \_\_\_\_\_ Agenda # 3.32

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: \_\_\_\_\_

Do you need a Spanish translator? Yes \_\_\_\_\_ No \_\_\_\_\_

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

(Revised: 1/27/2026)

## 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.

# Online

Did not  
Speak

## Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of 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: Andrea Janis

Address: \_\_\_\_\_

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

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

Date: \_\_\_\_\_ Agenda # 3.32

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

Do you need a Spanish translator? Yes \_\_\_\_\_ No \_\_\_\_\_

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

(Revised: 1/27/2026)

## 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.

# Online

Did not speak

## Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of 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: \_\_\_\_\_

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

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

Date: \_\_\_\_\_ Agenda # 3.32

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

Do you need a Spanish translator? Yes \_\_\_\_\_ No \_\_\_\_\_

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

(Revised: 1/27/2026)

## 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.

**AFFIDAVIT OF PUBLICATION**

Ana Garcia  
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:

PDS desertsun.com 03/12/2026  
PDS Palm Springs Desert Sun 03/12/2026

and that the fees charged are legal.  
Sworn to and subscribed before on 03/12/2026

*[Handwritten signature]*

Legal Clerk

*[Handwritten signature]*  
9/19/29

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$269.86  
Tax Amount: \$0.00  
Payment Cost: \$269.86  
Order No: 12148248 # of Copies: 2  
Customer No: 1252599  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

3.32 of 3/3/2026  
BOARD OF SUPERVISORS OF  
THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
SUMMARY OF ORDINANCE  
NO. 449.256  
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  
This summary is presented pursuant to California Government Code Sections 25123 and 65858: a certified copy of the full text of Ordinance No. 449.256 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. 449.256 establishes 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 established pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the moratorium is to protect the public safety, health, and welfare while County staff conduct requisite analyses of impacts and potential mitigation measures before bringing revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance Nos. 449.254 and 449.255 imposed a temporary moratorium on new Short Term Rentals in Thousand Palms and B Bar H Ranch, the County has reviewed area Short Term Rental densities, complaint information, and conducted meetings with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This new moratorium is designed to maintain the status quo while County staff analyze additional health, safety, and welfare risks and occurrences, which are unique from the prior moratorium, related to issues such as unpermitted large-scale events, elevated fire risk,

excessive noise, reckless driving, and disorderly conduct, until reasonable regulatory updates can be drafted and considered by the Board of Supervisors. This moratorium 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 45 days from the date of adoption or until Ordinance No. 927.3 is adopted and effective.  
Karen Spiegel, Chair of the Board  
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 3, 2026**, the foregoing Ordinance was adopted by said Board by the following vote:  
AYES: Medina, Spiegel, Perez, and Gutierrez  
NAYS: None  
ABSENT: Washington  
Kimberly A. Rector, Clerk of the Board  
By: Ana Garcia, Clerk of the Board Assistant  
3/12/26

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2026 MAR 23 AM 10:35

3.32 of 3/3/2026  
BOARD OF SUPERVISORS OF  
THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
**SUMMARY OF ORDINANCE  
NO. 449.256**  
**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**

This summary is presented pursuant to California Government Code Sections 25123 and 65858; a certified copy of the full text of Ordinance No. 449.256 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. 449.256 establishes 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 established pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858. The purpose of the moratorium is to protect the public safety, health, and welfare while County staff conduct requisite analyses of impacts and potential mitigation measures before bringing revised Ordinance No. 927.3 to the Planning Commission and Board of Supervisors to consider enhanced enforcement provisions. Since adoption of Ordinance Nos. 449.254 and 449.255 imposed a temporary moratorium on new Short Term Rentals in Thousand Palms and B Bar H Ranch, the County has reviewed area Short Term Rental densities, complaint information, and conducted meetings with the community to analyze the impacts of Short Term Rentals and consider a reasonable course of action. This new moratorium is designed to maintain the status quo while County staff analyze additional health, safety, and welfare risks and occurrences, which are unique from the prior moratorium, related to issues such as unpermitted large-scale events, elevated fire risk, excessive noise, reckless driving, and disorderly conduct, until reasonable regulatory updates can be drafted and considered by the Board of Supervisors. This moratorium 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 45 days from the date of adoption or until Ordinance No. 927.3 is adopted and effective.

Karen Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 3, 2026**, the foregoing Ordinance was adopted by said Board by the following vote:

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

ABSENT: Washington  
Kimberly A. Rector, Clerk of the Board

By: Ana Garcia, Clerk of the Board Assistant  
3/12/26