

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



ITEM: 3.37
(ID # 30140)

MEETING DATE:
Tuesday, March 24, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: Receive and File the 10-Day Report for 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, Pursuant to Government Code section 65858(d). 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. 449.256, 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, as Provided Below Within this Staff Report; and,
2. Direct Staff to Return at the April 14, 2026, Board of Supervisor's Meeting to Provide a Supplemental Report, Analysis and Recommendation Based on Additional Data Gathered Prior to Ordinance No. 449.256 Expiration.

ACTION:Policy


John Hildebrand, Planning Director 3/18/2026

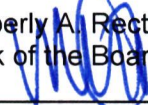

Brian Contino 3/18/2026


Rania Odenbaugh, TLMA Director 3/18/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: March 24, 2026
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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 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.

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.

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

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driving, and disorderly conduct. The County had 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 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 determined that these additional health, safety, and welfare risks and occurrences, which were unique from the prior moratorium, required additional evaluation and study in compliance with Section 65858 of the Government Code.

On March 3, 2026 (Agenda Item 3.32), the Board of Supervisors adopted Ordinance No. 449.256, 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, as a measure 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 term of this interim urgency ordinance is 45 days; thus, the temporary moratorium established by Ordinance No. 449.256 is in effect until April 17, 2026.

Government Code section 65858 requires that ten (10) days prior to the expiration of an interim ordinance, a written report must be issued that describes the measures taken to alleviate the condition which led to ordinance adoption; that ten-day report is provided below:

Ordinance No. 449.256 Ten-Day Report

Over the past three weekends since Board of Supervisors adoption of Ordinance No. 449.256, the Code Enforcement Department has increased staffing and patrols in Thousand Palms and B Bar H Ranch and has been proactively gathering STR advertising and complaint data to better understand the impacts of STRs in these areas. In addition, the Department continues to dialog with the Code Enforcement Departments of San Bernardino County and the City of Palm Springs to collaborate and share ideas regarding potential improvements for Short Term Rental operational and enforcement strategies.

Code Enforcement staff have proactively monitored both communities for potential violations or need for enforcement. Using commonly available listing platforms and online search tools, staff conducted proactive online monitoring and research of potential Coachella festival related pre-party or short-term rental advertisements.

Because STR related complaints typically tend to occur on weekends, Code Enforcement has increased officer presence in the moratorium areas by 2-3 officers over the past three weekends. The following data has been gathered during the short period since adoption of the moratorium:

- No advertisements or listings for Coachella festival related to pre-party or short-term rental advertisements were identified during this period.
- No complaints received for STR activity in 1000 Palms through the County Call Center and After-Hours reporting systems.
- No complaints received for STR activity in B Bar H Ranch through the County Call Center and After-Hours reporting systems.

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Current complaint and enforcement volumes remain low. However, continued monitoring through the conclusion of the upcoming Coachella Valley Music and Arts Festival season (April 10 - 12, and April 17 - 19) will allow staff to maintain oversight during a period when demand for short-term lodging typically increases, and will provide opportunity to observe real-time impacts during these high-activity periods, while ensuring that the communities most affected by past concerns remain protected from potential nuisance activity or unpermitted rental operations. Staff anticipate that this upcoming period will provide critical data regarding compliance trends and potential enforcement needs.

Despite the initial lack of data, the facts that supported urgency Ordinance No. 449.256 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. As previously mentioned, the moratorium on new STRs in Thousand Palms and B Bar H Ranch under Ordinance No. 449.256 remains in effect until April 17, 2026. Staff will return at the April 14, 2026, Board of Supervisor's meeting to provide a report, analysis and recommendation based on data gathered during one of the highest activity periods for STRs for the entire valley.

California Environmental Quality Act

Approval of the 10-Day Report ("Report") related to Ordinance No. 449.256 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 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. 449.256 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.

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. Additional monitoring within the communities of Thousand Palms and B Bar H Ranch will allow the County to better characterize STR-related issues and impacts during a period of high STR-activity.

Existing legally permitted STRs at the time Ordinance No. 449.256 became effective on March 3, 2026, may continue to operate, thereby not impacting businesses.


Crystal Carrillo, Senior Management Analyst 3/19/2026


Aaron Gettis, Chief Deputy County Counsel 3/17/2026