



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

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

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

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

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

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

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

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

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

15 A. County: County of Riverside

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

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

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

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

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

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

By: \_\_\_\_\_  
 Chair, Board of Supervisors

ATTEST:  
 KIMBERLY RECTOR  
 CLERK OF THE BOARD

By: \_\_\_\_\_  
 Deputy

(SEAL)

APPROVED AS TO FORM

March 5, 2025

By:   
 AARON C. GETTIS  
 Chief Deputy County Counsel

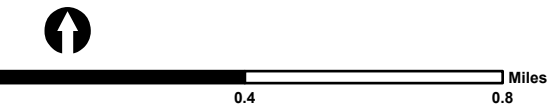
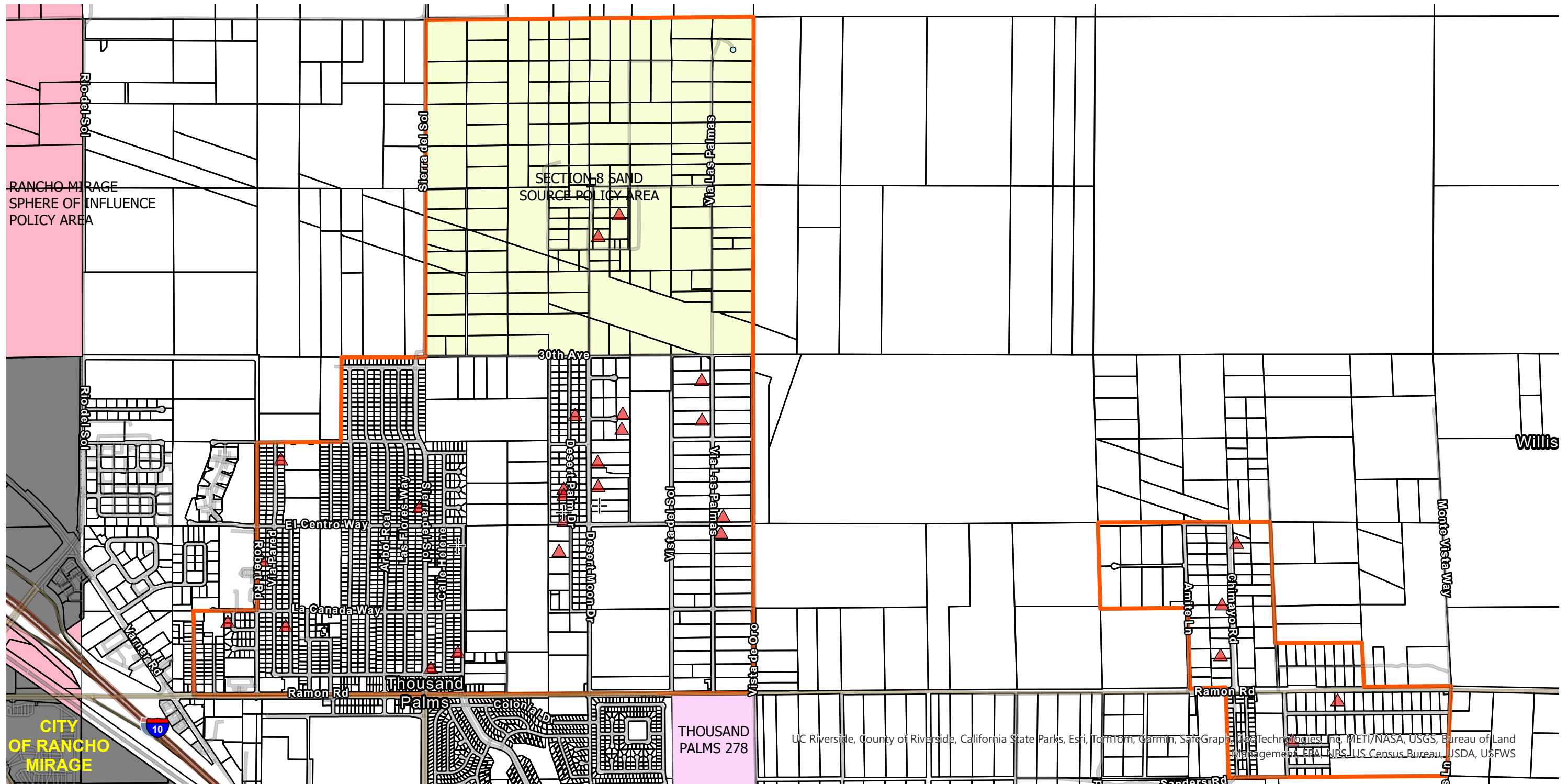
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**EXHIBIT A**

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

**BOUNDARY MAP**



UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NRS, US Census Bureau, USDA, USFWS

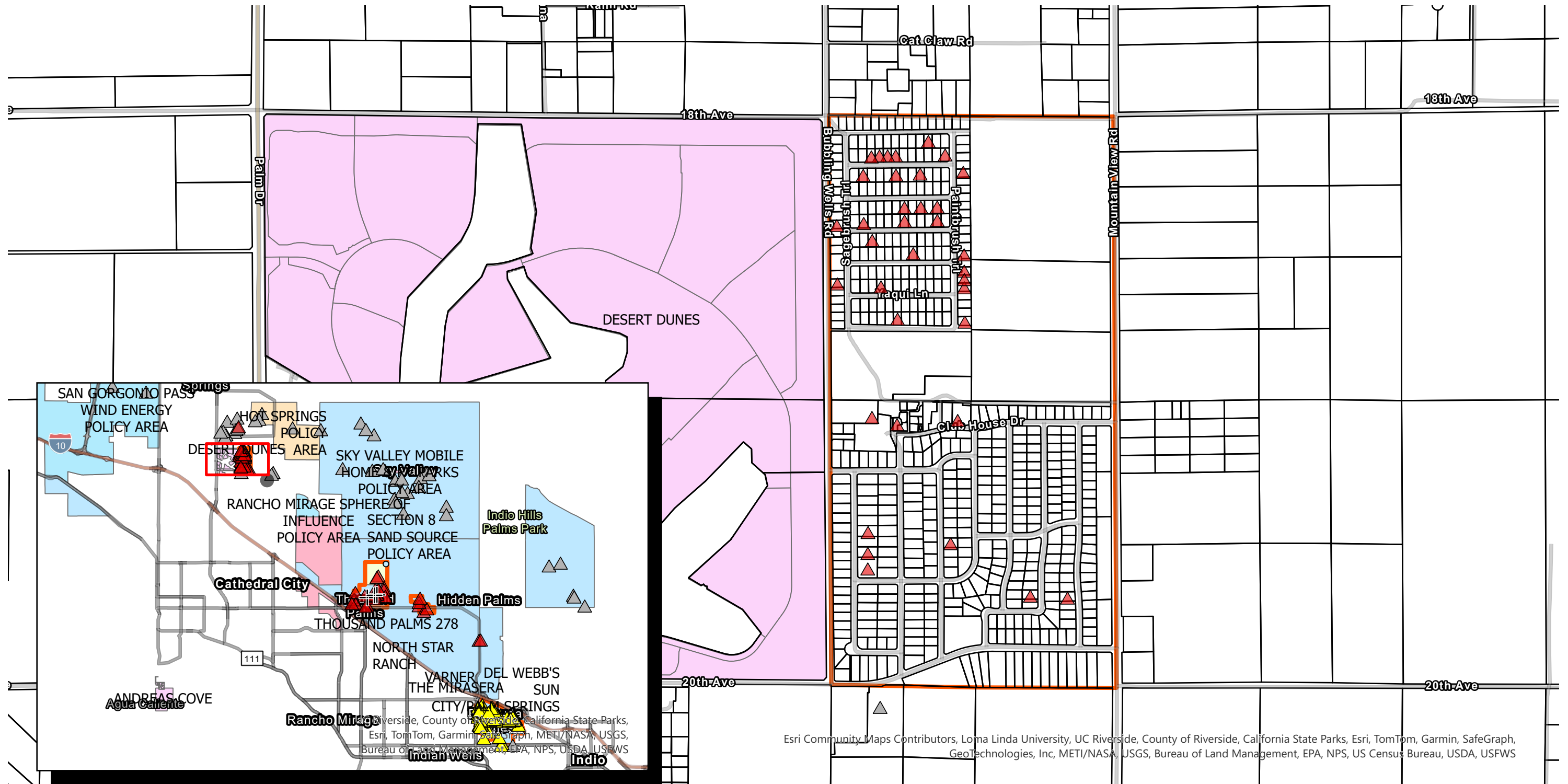
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**EXHIBIT B**












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

**BOUNDARY MAP**





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

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

