

ORDINANCE NO. 2024- \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA UPDATING CHAPTER 5.11 DISCLOSURE UPON TRANSFER OF RESIDENTIAL PROPERTY AND MAKING A FINDING OF EXEMPTION UNDER CEQA.**

*City Attorney's Summary*

The purpose of this ordinance is to amend Palm Desert Municipal Code Chapter 5.11 Disclosure Upon Transfer of Residential Property to include an additional disclosure statement notifying buyers of the City's short-term rental regulations.

THE CITY COUNCIL OF THE CITY OF PALM DESERT DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1. Amendment to Municipal Code.** The City Council hereby adopts the updated Palm Desert Municipal Code Chapter 5.11 Disclosure Upon Transfer of Residential Property, attached hereto as Attachment "A."

**SECTION 2. CEQA Exemption.** The City Council finds that the updated short-term rental ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), known as the "common sense" exemption. This determination is based on the clear assessment that there is no possibility the ordinance may have a significant effect on the environment. The ordinance provides an additional residential disclosure without expanding land use or initiating new developments, thereby maintaining existing environmental baselines and prevents abrupt changes in land use intensity. The ordinance reaffirms current use regulations and does not alter existing physical environmental conditions or promote increased development, thus qualifying for the CEQA "common sense" exemption as it bears no potential for significant environmental impact.

**SECTION 3. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**SECTION 4. Posting and Publication.** The City Clerk of the City of Palm Desert, California, is hereby directed to publish this Ordinance in the *Desert Sun*, a newspaper of general circulation, published and circulated in the City of Palm Desert, California, and shall be in full force and effective thirty (30) days after its adoption.

ADOPTED ON \_\_\_\_\_, 2024.

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KARINA QUINTANILLA  
MAYOR

ATTEST:

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ANTHONY J. MEJIA  
CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, California, do hereby certify that Ordinance No. \_\_\_\_ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Desert City Council on \_\_\_\_\_, 2024, and adopted at a regular meeting of the City Council held on \_\_\_\_\_, 2024, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on \_\_\_\_\_.

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ANTHONY J. MEJIA  
CITY CLERK

ATTACHMENT "A"