



EDC COB <edc.cob@edcgov.us>

#44

Fwd: [bostwo] VHR Moratorium

1 message

BOS Two <bostwo@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Jan 8, 2018 at 5:08 PM

Please add this as public comment.

Elaine Gelber

Assistant to Supervisor Shiva Frentzen
Board of Supervisors, District II
County of El Dorado
Phone: 530-621-5651

LATE DISTRIBUTION**DATE**

1/9/2018

BOS 1/9/2018

----- Forwarded message -----

From: 'Theresa Fasano' via **BS-BOSTwo** <bostwo@edcgov.us>
Date: Fri, Jan 5, 2018 at 1:07 PM
Subject: [bostwo] VHR Moratorium
To: "bostwo@edcgov.us" <bostwo@edcgov.us>

Dear Supervisor Frentzen,

I would like to thank you for your efforts in getting the VHR moratorium request on the agenda for the BOS meeting this Tuesday.

During the October BOS meeting held in South Lake Tahoe, it was apparent to me that you heard us. Thank you.

I have been repeatedly disappointed in our local representation and it feels like we are fighting a losing battle.

Recently, Sue Novasel was quoted as saying "We are a data driven board and do not have a knee-jerk to a few comments". A FEW COMMENTS! I believe this comment is very disrespectful to my efforts. My life has been impacted in so many ways because of this issue. I feel very strongly about this issue and to effectuate change, I utilize the remedies at hand. I take unpaid time off work to attend meetings, write letters, and drive all the way to Placerville in an effort to be heard. To be dismissed out of hand like that is very telling.

Additionally, she was reported as saying she didn't expect anyone other than you to vote for the moratorium. That information seems to have been removed as I can no longer find it. I have to question her participation on the ad hoc committee. Perhaps she needs to remove herself as it was also mentioned that she has to recuse herself from the vote on Tuesday.

Thank you, Theresa



EDC COB <edc.cob@edcgov.us>

Fwd: [bostwo] BOS meeting Jan 9 - VHR Moratorium

1 message

BOS Two <bostwo@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Jan 8, 2018 at 5:11 PM

Please include as public comment.

Elaine GelberAssistant to Supervisor Shiva Frentzen
Board of Supervisors, District II
County of El Dorado
Phone: 530-621-5651

----- Forwarded message -----

From: **John** <jvaski@sbcglobal.net>
Date: Fri, Jan 5, 2018 at 8:33 AM
Subject: [bostwo] BOS meeting Jan 9 - VHR Moratorium
To: "bostwo@edcgov.us" <bostwo@edcgov.us>

Dear Supervisor Frentzen,

We want to thank you for your effort in putting the VHR Moratorium issue on the agenda for this coming Tuesday. It's been hard to determine how The Board feels about this VHR issue - especially when reading Novasel's comments recently in the news:
Vacation rental urgency ordinance on El Dorado County Supervisor agenda

Vacation rental urgency ordinance on El Dorado County Supervisor agenda

There is an item on Tuesday's El Dorado County Board of Supervisor's agenda that caught many by surprise...

Needless to say - we're very disappointed in Sue's representation with this issue when she doubles back with comments like this.

Thanks again for the help you've given us for a voice. We'll see you Tuesday.

John Adamski - Tahoe Residents First



Fwd: [bostwo] Fwd: Vacation Home Rentals

1 message

BOS Two <bostwo@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Jan 8, 2018 at 5:14 PM

Elaine GelberAssistant to Supervisor Shiva Frentzen
Board of Supervisors, District II
County of El Dorado
Phone: 530-621-5651

----- Forwarded message -----

From: **Tom Doherty** <tomdoherty200@gmail.com>
Date: Sun, Jan 7, 2018 at 6:51 PM
Subject: [bostwo] Fwd: Vacation Home Rentals
To: Bostwo@edcgov.us

Dear Supervisor Frentzen,

I noted with relief the news that some reasonable person was bringing to the BOS the need for a moratorium on VHR permits. I have written to Sue Novasel twice and have twice received a politician's reply, very ingratiating but meaningless. It is apparent to me now that Supervisor Novasel's goal is to stall, stall, stall, to allow her friends to obtain their permits, and at the same time hope that the deep level of concern expressed by her constituents will diminish.

I was particularly offended by her comment, "We are a data driven board and do not have a knee-jerk to a few comments." That statement confirms the low regard with which she views my letters. It is now clear that Mrs. Novasel never has, does not, and never will represent me at the BOS. I look forward to voting for her replacement.

I am forwarding to you the entire email thread so that you can read exactly what has been exchanged.

Please share these thoughts with your fellow supervisors as they consider a moratorium.

Best regards,

Tom Doherty

1521 Plateau Cir

South Lake Tahoe, CA 96150

----- Forwarded message -----

From: **The BOSFIVE** <bosfive@edcgov.us>
Date: Tue, Jan 2, 2018 at 1:54 PM
Subject: Re: Vacation Home Rentals

To: Tom Doherty <tomdoherty200@gmail.com>

Dear Tom,

Thank you for your email and Happy Holidays.

We are currently working to find a date and time to have a board workshop on vacation rentals - held in South Lake Tahoe (as requested by many Tahoe residents). With the holidays over, I am hopeful that there be a date and time released very soon. I realize that patience is waning due in large part by the hordes of holiday revelers that we experienced this past week. I ask that we all try to keep in mind that in order to have a meaningful meeting, we need to have stakeholders and staff members (CAO, County Counsel, Planning Dept., Sherriff and Tax Collector) meet at the same time and in the same room - and in Tahoe. This is not such an easy process, but we are asking to gather everyone up here as soon as possible.

In the meantime, Michael Ranalli and I met with the "Tahoe Residents First" group to discuss issues and listen to their ideas for possible solutions. My hope is that we can vet some of their ideas with our staff and include those in a public discussion at the Tahoe meeting. There are some steps that I feel can help in the short-term (such as requiring inspections, tightening enforcement procedures and defining which department enforces what ordinances) that are currently being reviewed by our staff to see if/how they could be enacted and what might be the consequences of such changes.

Our ad hoc committee has requested a staff report of other jurisdictions (including a matrix of options) in order to review a list of what other jurisdictions are doing - I feel we can learn by what has worked (and not worked). And I want to assure you that we have not ruled out any options, including a ban, and want to make sure that all options are properly vetted by the public and our staff.

Again, I am hopeful that we can begin the process of engaging our community very shortly - and that the solutions will help us create the sort of peaceful existence with our neighbors and their visitors that we all deserve.

Thank you again,
Sincerely,
Sue Novasel

On Thu, Dec 28, 2017 at 12:11 AM, Tom Doherty <tomdoherty200@gmail.com> wrote:

Dear Sue,

Isn't it about time for an interim report from the ad hoc committee and an initial public meeting to explore solutions to the VHR problem? By the way, I have not been notified of any scheduled meetings. Perhaps that is just an oversight. The longer this process takes, the greater the need for a temporary moratorium on new permits. A number of my neighbors have begun to lean toward a permanent ban, and are losing confidence in you to address the problem. I hope that their misgivings are unwarranted.

Best regards,
Tom Doherty

On Tue, Oct 31, 2017 at 5:17 PM, The BOSFIVE <bosfive@edcgov.us> wrote:

Dear Tom,

Thank you for your email and your thoughtful list of concerns.

Tomorrow's meeting is being hosted by our Tax Collector (Cherie Rafferty), who's department is tasked with recording permits and collecting taxes from vacation rentals in the unincorporated areas of El Dorado County. She has traditionally held meetings in Tahoe to explain rules and ask for suggestions.

Since her announcement of the meeting and because of recent developments within the City of South Lake Tahoe, I felt it was time to create an Ad Hoc Committee of the Board of Supervisors. The Board is charged with the authority to change ordinances within our County. Our new committee, consisting of myself and fellow Supervisor Michael Ranalli (and along with assistance and input of other county departments), will be examining our current ordinance, studying other jurisdictions and then returning to the full board with recommendations for changes in our ordinance.

I understand the desire by some to create a new ordinance within our county sooner than later due to the escalation of vacation rentals in our neighborhoods. However, major changes to the ordinance will not happen overnight. I am hopeful that tomorrow's meeting will lead us in two directions for vacation rentals - dealing with some short-term

solutions that will not have a significant effect on today's issues - and acknowledging those that will need more study and a longer process before changes can be achieved.

I can assure you that all possible solutions will be studied, including but not limited to: temporary and/or permanent bans, distance regulations, code enforcement, parking, signage and notification to neighbors.

With your approval, I will place your name on our email notification list so that you will be updated as to when our meetings are scheduled.

Thank you again,
Sue

On Mon, Oct 30, 2017 at 8:54 PM, Tom Doherty <tomdoherty200@gmail.com> wrote:

Dear Mrs. Novasel,

South Tahoe Now contains a story that there will be a meeting to discuss vacation home rentals on November 1. I would very much like to attend the meeting, but business takes me out of town that day. It is my hope that I can make my comments to you in this email, and that you will take them into consideration, passing them on to any necessary parties.

My concerns reflect those expressed by many in the City. There are those who want to ban VACs entirely, and I am in sympathy with them. However, I understand that there are some legal issues with a total ban, i.e. taking of property without compensation.

It looks like the City is going to impose a temporary freeze on new permits, and I think that would be a wise course for the County as well. I have read through the County VAC ordinance and the "Good Neighbor" brochure, and I have some concerns and suggestions.

The proposed City ordinance has escalating penalties for second and third infractions, culminating with a permanent revocation for a third offence. This seems to me the only way to get the owner's attention. The penalties in the current County Code says for a fourth violation the permit "may" be revoked. The word should be changed to "shall."

Contact information for the owner or agent should be posted on the front of the house, with the 24 hour phone number visible from the street. This will help to avoid confrontations between residents and vacationers. The contact number should be required to be answered 24/7. If not answered, then a penalty should be levied.

The Code requirements to notify renters of rules should include the existing County ordinance prohibition against driving snowmobiles on any County street or road. Every winter someone decides to try out his snowmobile on the racetrack provided (Plateau Circle). The speed limit is 25 MPH for cars. Many snowmobilers ignore that limit; they aren't supposed to be there at all. Calling the Sheriff is problematic; the deputies are very busy during snow conditions and the snowmobilers will be long gone by the time they arrive.

Finally, density must be addressed before issuing any new permits. Perhaps no permits should be issued within 1,000 feet of an existing VHR.

I realize that this whole subject is political dynamite, and I wish you good luck in negotiating the mine field.

Best regards,

Tom Doherty

1521 Plateau Cir

South Lake Tahoe, CA 96150

530-544-5914

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Sue Novasel, County Supervisor
District V, Lake Tahoe to Pollock Pines
County of El Dorado
530.621.6577

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Sue Novasel, County Supervisor
District V, Lake Tahoe to Pollock Pines
County of El Dorado
530.621.6577

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#44

Fwd: Please include for public comment for item #44 El Dorado County Board of Supervisors Meetings 1/9/18

The BOSFIVE <bosfive@edcgov.us>
To: James Mitrisin <jim.mitrisin@edcgov.us>

Mon, Jan 8, 2018 at 9:05 PM

Hi Jim,
Could you please add this to public comments for tomorrow's 2 pm VHR item?
Thank you,
Sue

LATE DISTRIBUTION

DATE 1/9/2018

BOS 1/9/2018

----- Forwarded message -----

From: Ewtahoe@yahoo.com <ewtahoe@yahoo.com>

Date: Mon, Jan 8, 2018 at 6:13 PM

Subject: Please include for public comment for item #44 El Dorado County Board of Supervisors Meetings 1/9/18

To: bosfive@edcgov.us

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Sue Novasel, County Supervisor
District V, Lake Tahoe to Pollock Pines
County of El Dorado
530.621.6577

 EDC VHR 010818.pdf
33K

January 8, 2017

RE: El Dorado County Vacation Rentals (VHR's)

Dear Sue Novasel,

I wanted to let the Board of Supervisors of El Dorado County know that there are lots of people in favor of vacation rentals in the Tahoe Basin. I am completely against a ban and find this potential outcome preposterous considering we haven't tried to find solutions. I don't want the Board to feel pressured into making rash decisions due to a handful of opponents of VHR's in our community until the Board has tried to address some of the concerns identified.

The meetings in South Lake Tahoe have only made things worse and lack leadership and trust but they have brought some issues to light that need to be addressed.

It is clear, there are issues with the current ordinance. Specific concerns were raised immediately during the first of these meetings held at the South Lake Tahoe Library in the Fall of 2017 - Based on the comments from the presenter/facilitator C. L. Raffety with regard to issues of enforcement and planning/zoning, it demonstrated to me that we need to identify a department /representative that has the ability to authorize, enforce, etc.

There was absolutely no trust among those against vacation rentals that the county could manage VHR's at all - and that the only solution as a result was a complete moratorium. This needs to change.

Attendees commented that they had neighboring permitted VHR's with no paved driveways, or received absurd responses from Sheriff and other county agencies for noise, parking and trash complaints. These statements made were so

unbelievable. Let's get to the bottom of this – what is our permitting process? Is the Sheriff Department authorized and equipped to deal with complaint calls?

As previously mentioned, I have been participating in the City of South Lake Tahoe VHR meetings for some time and am aware these issues are being dealt with locally and around the country. Many of these zoning questions with regard to property rights have been addressed elsewhere and have resulted in court ruling, etc.

Before any decisions are made or additional solution meetings held; we need to have someone well versed in these issues who can discuss what obstacles other cities have faced, etc. such as legal costs, legal verdicts, etc. We also need more information on our current situation - statistics from our locality for revenues, complaints, number of VHR's currently permitted, etc. How many are permitted each year? How many were there each of the last 5 or 10 years. Are we getting more each year, less. I have no idea on the facts and whether this problem is getting bigger or smaller? Are we policing VHR's that aren't permitted?

This could be a huge income boost for our county budget and our community if we managed them properly. I completely understand that residents are getting frustrated. It doesn't sound like there is any enforcement at all for the current ordinance.

We need more information to determine if we need to make changes to the current ordinance. But foremost, we need immediate enforcement of the current ordinance.

The economic impact of VHR's in our community is significant as mentioned by one of the meeting attendees who is with a property management company.

Tahoe is a very special place and that is why we are here. But unfortunately the population of the world continues to grow significantly. Tahoe does not belong just to us. We just got lucky enough to get here. We have to be prepared for the onslaught of visitors each year – and at greater numbers each year. It is a reality! If we don't allow for additional accommodations we will price ourselves up so far that only the elite can visit. Shouldn't this be accessible by more than just the elite. By allowing for additional accommodations we can keep the prices more reasonable (supply and demand) and accommodate more visitors. Do we want to promote day trips only? No way – our roads, gas, traffic couldn't handle that. Plus, let's allow for a living wage in Tahoe just like everywhere else. So many jobs are created, and businesses sustained by allow VHR's and visitors.

We just need to manage VHR's properly!

Erin Wiseman

El Dorado County Resident, South Lake Tahoe



LATE DISTRIBUTION

DATE 1/9/18 Item 44

Jim Mitrisin <jim.mitrisin@edcgov.us>

Vacation Home Rentals

Debbie <debbie@rhrc-law.com>

Tue, Jan 9, 2018 at 11:47 AM

To: jim.mitrisin@edcgov.us

Cc: "Robert M. Henderson" <bob@rhrc-law.com>, "Michael K. Johnson, Esq." <mike@tahoelawyer.com>

Hello, Mr. Mitrisin:

Please see the attached letter.

Deborah L. Higgins, Assistant to
Michael K. Johnson, Esquire
Rollston, Henderson, Crabb & Johnson, Ltd.
591 Tahoe Keys Blvd., Ste D-8
South Lake Tahoe CA 96150
530/544-1785 Phone
530/544-5053 Fax
debbie@rhrc-law.com

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 1-9-18 Letter to Jim Mitrisin signed by MKJ.pdf
70K

ROLLSTON, HENDERSON, CRABB & JOHNSON, LTD
ATTORNEYS

ROBERT M. HENDERSON*
MICHAEL K. JOHNSON*

* Licensed in California and Nevada

Of Counsel
MICHAEL P. HAMBSCH*
J. DENNIS CRABB (Ret.)
KENNETH C. ROLLSTON (1944-2017)

January 9, 2018

Jim Mitrisin
Clerk of the Board of Supervisors
County of El Dorado
Jim.Mitrisin@edcgov.us

Dear Mr. Mitrisin:

Please provide a copy of this letter to each of the supervisors and make it part of the record for today's board meeting with regard to agenda item 44.

We represent numerous clients that are involved in the local Vacation Home Rental (VHR) industry and oppose any moratorium to the issuance of VHR permits, whether adopted on an urgency basis or by normal procedure.

The South Lake Tahoe economy is entirely based on tourism. VHR guests directly contribute approximately 1/3 of our local economy. VHR properties provide employment to property managers, maintenance workers, cleaning workers, construction workers, and others.

The sponsors of the urgency moratorium provide no evidence to justify a swift change to the current ordinance nor any basis to adopt a temporary moratorium on an urgent basis.

We believe any change to the VHR ordinance should be the result of thoughtful exchange of ideas by all those involved and not in response to complaints by those who are categorically opposed to any VHRs.

Thank you for your consideration.

Very Truly Yours,



Robert M. Henderson

RMH:dh

LATE DISTRIBUTION

License# 778956

DATE 1/9/18 ITEM 44

Yochheim Construction & Land Development, Inc.

PO BOX 551188, South Lake Tahoe, CA 96155 | 530-577-5510 | www.TahoeBuilt.com

LICENSE# 778956

January 9, 2017

El Dorado County Supervisors
South Lake Tahoe, CA

RE: VHR Policies

To Supervisors Sue Novasel and Michael Ranalli :

I am writing to give you an alternative perspective of the VHR's in the El Dorado County area of the Lake Tahoe Basin. Our family has lived in Meyers for the past 27 years. We have built a business in the area and are raising 3 children here that are currently enrolled in the South Lake Tahoe school system. As homeowners, we have experienced firsthand the impact of the increasing VHR's in our community. We have not experienced any severe problems from these VHR's nor the renters that enjoy them. There has been the occasional trash left out overnight that bears have gotten into but we locals are just as guilty when it comes to leaving trash out. On rare occasions, we can hear voices and laughter past 10 o'clock but it's nothing a white noise machine or fan couldn't drown out. It's never been to the point where they kept us up all night. We have met many people from the Bay Area, Sacramento, and even out of state. We have even made solid friendships with some of these occasional visitors. Most vacation home renters are respectful of the local neighbors and want to enjoy our town just like we enjoy the places we visit.

These VHR's bring much additional income to our community which we all benefit from. We are in support of regulation but a ban on all VHR's would be detrimental to our local economy. Please be aware that many locals are not bothered by the VHR's in our area and view them as a minor inconvenience that is necessary when living in a tourist town.

We'd also like to thank you for all of your work that you do to help us to continue to grow and enjoy this beautiful area that we live in. It is a privilege to live and work here and all aspects of this matter need to be considered before any disadvantageous policy changes are made.

Sincerely,

**Bartt & Vanessa Yochheim
Yochheim Construction & Land Development, Inc.**

LATE DISTRIBUTION

DATE 1/9/18 #44

January 9, 2017

RE: El Dorado County Vacation Rentals (VHR's)

Dear Sue Novasel,

Today is a meeting of the El Dorado County Board of Supervisors and one of the agenda items is Vacation Rentals. I am in favor of VHR's in our county and in the Lake Tahoe area. I'd like to see the county take similar action as the City of South Lake Tahoe has to update it's ordinance including establish clear and measurable rules, enhancing enforcement, updating the permitting process, and promoting Good Neighbor behavior. I am opposed to any bans or moratoriums on VHR's.

The economic impact of VHR's in our community is considerable. The VHR's provide jobs for so many of our local residents including Construction, Janitorial, Property Management, Repair and maintenance, Law Enforcement and tourist based businesses like restaurants and retail to name a few.

There is a small group of vocal anti-VHR people in our county in the Lake Tahoe area but there is a larger group of pro-VHR people in our community. Unfortunately it seems that the pro VHR voices are getting overlooked. Please allow the voices of all to be heard before any rash decisions are made. I recognize that based on the stories I've heard, a few have experienced bad behaviors by the owners and users of their neighboring VHR's-with regard to noise, trash, and parking. Note that these are the same kind of problems I've seen with our full time residents and second homeowners as well. We have a strong community of professional Property Manager's and many owners that have worked really hard to screen their guests, set up monitoring techniques, and communicate our rules to their customers and we shouldn't penalize all VHR's for the bad behavior of a few. We need to get all VHR's on board with rules of behavior, permitting, enforcement and discipline.

As a builder in the Lake Tahoe Basin, I have built many homes that were purchased as Vacation Rentals. I work with the buyer to enhance each property to better serve as a Vacation Rental – These enhancements include upgraded windows to reduce sound; installation of Air Conditioning to allow for closed windows in the summertime when it is hot and thereby reduce the noise; provide landscaping to screen house and open area from neighbors; locate and screen decks and hot tubs to reduce noise; provide recreational facilities within the home such as indoor swimming pools, theaters, and large kitchens and dining areas to allow for more in-home recreation and reduce the needs for tenants to be outdoors. I have

worked directly with neighbors of the houses I build to add features they would like to see to mitigate noise, etc. On my own properties, we hire a local Management Company who also has a security officer on staff and monitors sound and parking via sensors and cameras that area monitored 24/7 when there is a rental. Trash is disposed of directly at the Refuse Company rather than being placed at the curb.

I know that the County can come up with a better ordinance and better permitting procedures to eliminate Vacation Rentals problems rather than just banning them outright. The potential income to our county government as well as our community greatly out weights any quick and rash ban. The potential for several new county positions to permit, monitor and enforce VHR's at the expense of these VHR's through TOT receipts and fees is compelling enough to continue the efforts in favor of VHR's.

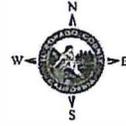
Please vote to not ban VHR's.

Robert McIntyre

Resident of South Lake Tahoe

J. McDuggle
 #44 Bos
 1/1/2014

VACATION HOME RENTALS
 Tahoe Basin Area
 County of El Dorado
 State of California

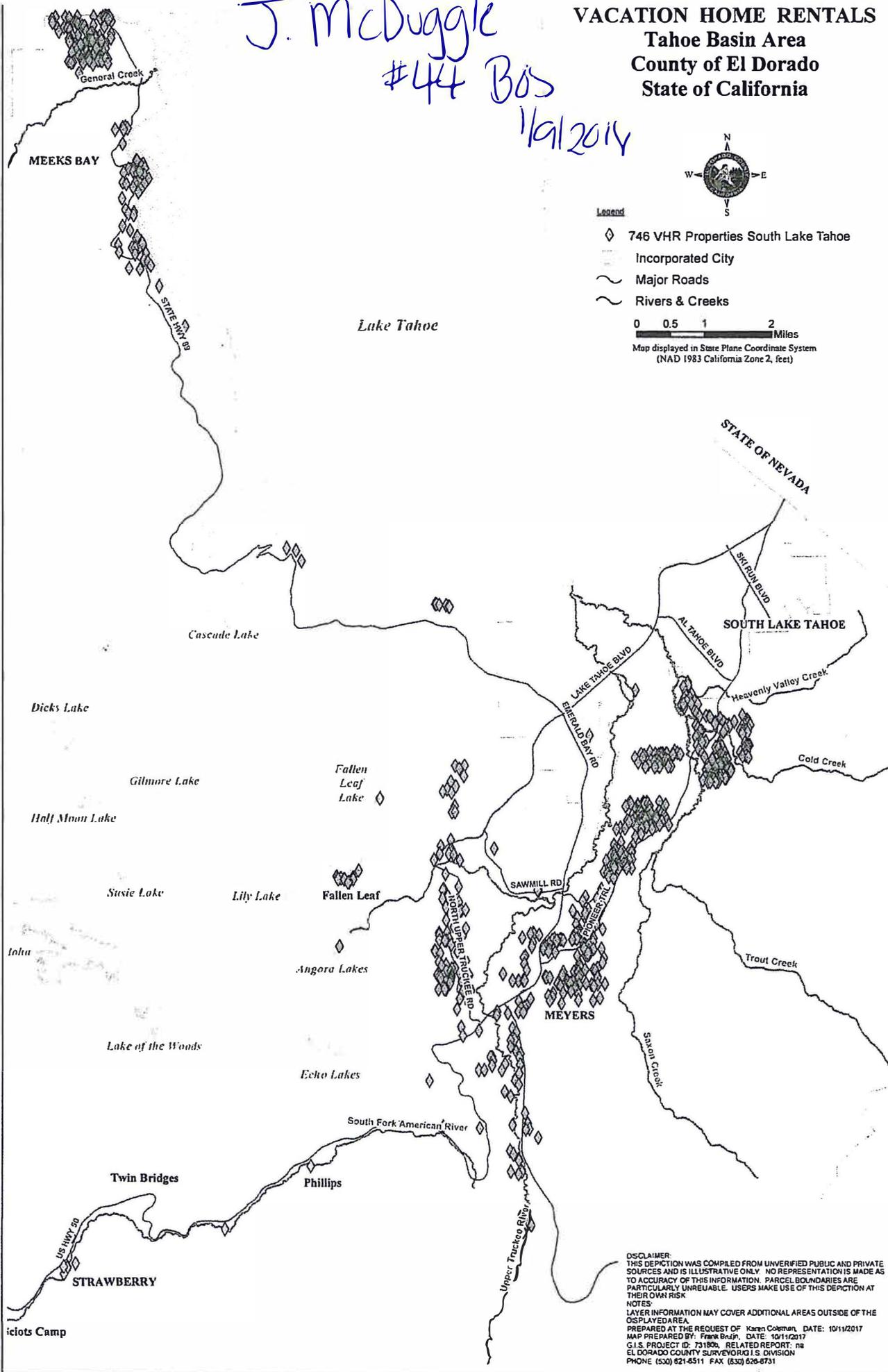


Legend

- ◊ 746 VHR Properties South Lake Tahoe
- ▭ Incorporated City
- Major Roads
- ~ Rivers & Creeks

0 0.5 1 2 Miles

Map displayed in State Plane Coordinate System
 (NAD 1983 California Zone 2, feet)



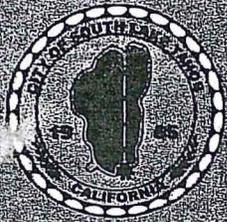
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 LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
 PREPARED AT THE REQUEST OF: Karen Coleman, DATE: 10/11/2017
 MAP PREPARED BY: Frank Brupp, DATE: 10/11/2017
 G.I.S. PROJECT ID: 731809, RELATED REPORT: na
 EL DORADO COUNTY SURVEYORS'S DIVISION
 PHONE (530) 621-8511 FAX (530) 620-8731

EL DORADO COUNTY - LAKE TAHOE VHR PERMITS ISSUED NOVEMBER 2017 THROUGH DECEMBER 2017

<u>Permit No.</u>	<u>APN</u>	<u>Owner</u>	<u>Permit Expiration</u>	<u>Managed by</u>	<u>Neighborhood</u>
2450	081-083-04	Cynthia Matthew	11/30/2018	Lake Tahoe Lodging	Tahoe Paradise/Elks
2451	033-413-02	Mark Capella	11/30/2018	Owner	N. Upper Truckee
2452	080-144-35	Kathleen Good	11/30/2018	Owner	Mont. Est./Golden Bear
2453	025-595-12	Raymond Larenais	11/30/2018	Owner	Mont. Est./Cold Creek
2454	015-391-09	Julie Cheline	11/30/2018	Owner	N. Meeks Bay
2455	081-064-09	Yan Xiong	11/30/2018	Owner	Tahoe Paradise/Elks
2456	034-213-02	James Gatenby	11/30/2018	Vacasa (Liz)	Tahoe Paradise
2457	080-082-22	Vadim Skorupko	12/31/2018	Vacasa	Mont. Est./Golden Bear
2458	034-714-13	Blake Engelhardt	12/31/2018	Turn Key	Tahoe Paradise
2459	016-435-06	Terry Bell	12/31/2018	Turn Key	S. Meeks Bay
2460	025-303-10	Nancy Atkinson	12/31/2018	Turn Key	Mont. Est./Cold Creek
2461	015-301-01	John Sheldon	12/31/2018	Turn Key	N. Meeks Bay
2462	033-252-14	Victoria Bourne	12/31/2018	Pinnacle	N. Upper Truckee
2463	025-651-02	Nicole Mills	12/31/2018	RNR Rentals	Mont. Est./Cold Creek
2464	081-094-10	Shaun Jiminez	12/31/2018	Turn Key	Tahoe Paradise/Elks
2465	080-163-24	Thomas Smith	12/31/2018	Turn Key	Mont. Est./Golden Bear
2466	025-602-05	Yang Jiang	12/31/2018	Turn Key	Mont. Est. Cold Creek
2467	014-291-10	Mark Goldsmith	12/31/2018	Rent Lever	Angora Lakes
2468	033-422-27	Ray Sheflett	12/31/2018	Rent Lever	N. Upper Truckee
2469	025-595-10	Steven Proctor	12/31/2018	Rent Lever	Mont. Est./Cold Creek
2470	034-752-09	Gavin Stanley	12/31/2018	Rent Lever	Tahoe Paradise
2471	034-701-06	Daniel Travis	12/31/2018	Paramount VR	Tahoe Paradise
2472	033-231-04	Chris Flynn	12/31/2018	Tahoe Sun & Ski Mgmt.	N. Upper Truckee
2473	081-151-11	Gary McGraw	12/31/2018	Rent Lever	Tahoe Paradise/Elks
2474	033-852-09	Bryan Lucay	12/31/2018	Rent Lever	N. Upper Truckee
2475	034-371-06	Jeff Hahn	12/31/2018	Tahoe Keys Resort	Tahoe Paradise
2476	025-645-03	Cecilia Guex	12/31/2018	Owner	Mont. Est./Cold Creek
2477	033-291-11	Trevor Zink	12/31/2018	Rent Lever	N. Upper Truckee

<u>Permit No.</u>	<u>APN</u>	<u>Owner</u>	<u>Permit Expiration</u>	<u>Managed by</u>	<u>Neighborhood</u>
2478	015-103-04	Suzanne Bell	12/31/2018	Rent Lever	N. Meeks Bay
2479	016-443-06	Jan Brunsting	12/31/2018	Wells & Bennett Realtors	S. Meeks Bay
2480	014-274-01	Brad Bill	12/31/2018	Wells & Bennett Realtors	Angora Lakes
2481	034-801-12	David Delfiner	12/31/2018	Owner	Tahoe Paradise
2482	032-323-02	Said Najafi	12/31/2018	Tahoe Property Managers	Tahoe Mountain
2483	034-266-04	Mark Budgetell	12/31/2018	Leon Abravanel	Tahoe Paradise
2484	034-713-14	Fatima Gomez	12/31/2018	Pinnacle	Tahoe Paradise
2485	080-162-06	Robin Jones	12/31/2018	Pinnacle	Mont. Est./Golden Bear
2486	025-742-15	Dennis Dachtler	12/31/2018	Pinnacle	Mont. Est./Cold Creek
2487	025-831-34	Tahoe Gentry LLC	12/31/2018	Pinnacle	Mont. Est./Cold Creek
2488	080-103-12	Denise Ortega	12/31/2018	Tahoe Select Rentals	Mont. Est./Golden Bear
2489	033-411-07	Betsy Wise	12/31/2018	Tahoe Select Rentals	N. Upper Truckee
2490	080-050-11	Jeff Coulter	12/31/2018	Turn Key	Mont. Est./Golden Bear
2491	014-282-12	Adrian Ott	12/31/2018	Rent Lever	Angora Lakes
2492	015-252-06	Francis Colpin	12/31/2018	Rent Lever	N. Meeks Bay
2493	033-873-15	Ryan Parker	12/31/2018	Owner	N. Upper Truckee
2494	033-312-09	Lia Langu	12/31/2018	Paramount VR	N. Upper Truckee
2495	015-314-18	Trudy Shepard	12/31/2018	Vacassa	N. Meeks Bay
2496	033-732-06	Jennifer Juneau	12/31/2018	Mountain Life Vacation Rentals	N. Upper Truckee
2497	033-246-06	Irena Sikela	12/31/2018	Owner	N. Upper Truckee
2498	033-863-24	James Muyo	12/31/2018	Tahoe Select Rentals	N. Upper Truckee
2499	033-292-03	Jane Walker	12/31/2018	Paramount VR	N. Upper Truckee
2500	081-114-02	Geraldi Trust	12/31/2018	Paramount VR	Tahoe Paradise/Elks
2501	016-544-10	Ryan Stewart	12/31/2018	Turn Key	S. Meeks Bay
2502	080-183-09	Joshua Terwilliger	12/31/2018	Owner	Mont. Est./Golden Bear
2503	080-103-14	James Treadwell	12/31/2018	Lake Tahoe Accommodations	Mont. Est./Golden Bear
2504	015-381-07	CA & JE Jonsson Trust	12/31/2018	Turn Key	N. Meeks Bay
2505	016-421-01	Linda Tolin	12/31/2018	Owner	S. Meeks Bay
2506	033-494-08	Farrukh Naqvi	12/31/2018	Owner	N. Upper Truckee
2507	036-547-01	Susan Baldwin	12/31/2018	Paramount VR	Christmas Valley



CITY OF SOUTH LAKE TAHOE VACATION HOME RENTAL ENFORCEMENT



How to Avoid a \$1,000 Fine



- Noise:** Unreasonable noise is never permitted in residential areas. Especially after 10pm, keep the neighborhood quiet.
- Parking:** The number of parking spaces is limited to those designated for your specific vacation home. Cars must be parked in the driveway or the garage. Street parking is never allowed.
- Occupancy:** Cannot exceed the maximum number allowed at ANY TIME. No weddings or parties are allowed at vacation home rentals at ANY TIME. No camping is allowed.
- Hot Tubs:** Use of pools, spas and hot tubs is prohibited from 10pm – 8am.
- Trash:** Bear alert! Do not leave trash or food in the car or outside the home. Place all trash in the bear box located outside of the home.
- Citations:** Vacation Home Rental guests and owners are subject to minimum fines of \$1,000 to the City due to any violations of the City Code Chapter 3.50. The guest will receive a \$1,000 fine and the property owner will receive a \$1,000 per violation.

T. Davis #44 BOS 1/9/2016

Guest Registration

Guest Name McVay, Joan C

Reservation # 1152907

Unit # 1209G

Arrival Date 1/12/2018

Unit Phone

Check-out Date 1/16/2018

Arrival Time

3:00 PM

Per the contract, there will be no more than 8 people occupying this unit during this reservation. **You will forfeit your security deposit if you exceed the maximum occupancy of your property.**

I, the undersigned, authorize Tahoe Keys Resort to process my credit card on file for all charges associated with my reservation.

All credit card charges are final and non-refundable.

No refunds will be issued due to road closures, power, gas or cable outages, etc.

GUEST SIGNATURE: _____

Check Out Time:

10:00A.M.

Tahoe Keys Resort
599 Tahoe Keys Blvd.
South Lake Tahoe, CA 96151
(530) 544-5397

License Plate#: _____ State: _____ Make/Model: _____

Terms and Conditions

Joan C McVay
180 Woodston Way
Ben Lomond, CA 95005

Arrival 1/12/2018
1209 Golden Bear
South Lake Tahoe, CA 96150

Departure 1/16/2018
Property Telephone

Notice to Guest: This is a privately owned company and management reserves the right to refuse service to anyone, and will not be responsible for accidents or injury to guests or loss of money, jewelry or valuables of any kind.

Vacation Tenant Rental Contract

This agreement is made between tenant named and Tahoe Keys Resort on behalf of the owner of the unit identified. In consideration for rental of the above unit, Tenant agrees to the following items:

1. To pay promptly all charges made by Tahoe Keys Resort to the extent that such charges have not been prepaid.
 2. Tenant will not allow unit to be occupied by more than 0 persons. Exceeding the maximum occupancy of this unit will result in automatic forfeiture of all rental monies and immediate eviction.
 3. **Pets:** No pets, of any kind, allowed without required pre-authorization, a \$25.00 per pet fee plus tax and separate pet deposit required. Maximum of 2.
 4. Tenant is responsible for bagging all trash and cleaning all dishes prior to check out. There will be an extra charge for dirty dishes and un-bagged trash.
 5. Smoking in a non-smoking unit will result in automatic forfeiture of the security deposit.
 6. Tenant agrees to be responsible for all damages and theft that may occur during occupancy of unit by tenant or any member of tenant's party. Tenant agrees to pay the replacement cost of any missing item. When Tenant checks out of unit, an inspection will be done by Tahoe Keys Resort. If there has been no damage or theft or breach of the Vacation Rental Ordinance, the security deposit if applicable will be returned by the 15th of the following month.
 7. Our properties are located in residential areas and are rented for personal vacation use only. There are no parties, weddings, etc., allowed in the private units. Quiet time in units is from the hours of 9pm – 8am, however excessive noise that causes disruption of a neighborhood is prohibited at any hour. Failure to observe local noise ordinance will result in possible eviction and forfeiture of monies not used and VR or County Ordinance violation fines as well as fines from local law enforcement.
 8. Venue of any action arising under this contract shall be in El Dorado County. The prevailing party shall be entitled to reasonable Attorney's fee.
 9. A re-keying fee of \$100.00 is charged for non-returned keys. Upon your departure, all keys must be returned to the office. Non-returned beach pass or parking pass will be a \$50.00 fee for replacement cost.
 10. The minimum age to rent or check in is 21 years old.
 11. Please report any problems with the unit to our office at 530-544-5397 as soon as possible. We are unable to help you if you wait until you checkout. No refunds will be issued due to road closures, power, gas or cable outages, etc.
 12. Maximum number of parking spaces available at the property 2 car Garage + 2. No overnight parking on the street
- If you fail to perform any term of this agreement you may be ordered from the premises by Tahoe Keys Resort who may use law enforcement to effect such eviction.

H/T Code if applicable ____ - ____ - ____

No hot tub usage after 9pm

Tahoe Keys Resort Office (530) 544-5397 EMERGENCY after hours (866) 452-5345

Tenant Received _____ Set of Keys

Tenant Returned _____ Sets of Keys

_____ Beach or Pool Pass

_____ Beach Pass or Pool Pass

_____ Parking Pass

_____ Parking Pass

Agent Initials _____

Agent Initials _____

Tenant Signature _____

Tahoe Keys Resort AUTHORIZATION TO CHARGE TENANT'S CREDIT CARD

_____ exp. date _____

I authorize Tahoe Keys Resort to charge the above valid VISA/MASTERCARD/AMERICAN EXPRESS (circle one) for rental expenses incurred, fines for breach of the Vacation Rental Ordinance (Minimum of \$500.00) or to pay for those damage or excessive cleaning expenses incurred that are not covered for reimbursement under the Security Deposit Protection plan for this leased Property. See paragraph () below.

Tenant Signature _____

Date _____

This optional Security Deposit Waiver plan covers unintentional damages to the rental property interior that occur during your stay, provided they are

disclosed to management prior to check-out. This waiver plan will cover up to a maximum benefit of \$3,000 for any unintentional damage not arising from the negligence of the renter. Any damage that exceeds \$3,000.00 will be charged to the credit card on file. The Security Deposit waiver can be purchased up to and including at Check in. Please contact Tahoe Keys Resort Inc, directly if you do not wish to participate in this plan.

Checkout Time is 10:00 AM

VACATION RENTER CODE OF CONDUCT

Please note due to the stringency of South Lake Tahoe Vacation Rental enforcement-if the Police or Sheriff is called due to Noise or over occupancy at your property you will have two hours to pack and vacate the premises.

The following behaviors are considered nuisances, and/or violations of city and/or county ordinances. Participation in ANY of the following could result in the immediate eviction of your party, forfeiture of all funds paid, possible action and or fines by the Police or Sheriffs Departments, or risk forfeiture of security deposit equivalent to one night stay at your property but not less than a minimum of \$500.00.

El Dorado County, CA Code Enforcement Sec. 9.02.060 Violation Sec. 9.02.045

1. EXCESSIVE NOISE, loud music or other disturbances including but not limited to:

- Yelling, shouting, chanting and loud conversations
- Late or early hour disturbances
- Outdoor or backyard disturbances involving excessive noise
- Hot tub groups that carry on noise and loud conversations
- Whistling, hooting or singing
- Operating home, boat or car stereos

...at any time so as to "annoy, disturb, injure, endanger the comfort, repose, health, peace, or safety of others on residential property." (Ordinances Sec. 18-10.1, .2[a] and .2[c]) (Ordinances Sec. 9.16.040)

(NOTE: 9:00 PM TO 8:00 AM ARE CONSIDERED "QUIET HOURS") (NO HOT TUB USAGE AFTER 9 PM)

2. LEWD, BOISTEROUS, UNRULY, OBNOXIOUS AND AGGRESSIVE BEHAVIOR including:

(Ordinances Sec. 17-3 [c-5], 17-5, 18-4 and State Penal Code Sec. 415)

- Nudity, sexual activity and inappropriate activity in hot tubs
- Vulgar, profane and offensive language that can be heard by others
- Verbal abuse, challenges, taunting and confrontations of others, including neighbors

3. TENANT OVER OCCUPANCY

- At NO TIME shall tenant occupancy in your property exceed the maximum number that the property was contracted for.

4. TRESPASSING (Ordinance Sec.9.38.010)

- Unauthorized use of neighboring docks and docking areas
- Entering neighbors yards (jumping fences)
- Use of another's equipment (patio furniture or other facilities)
- Boats that infringe upon a neighbor's docking area

5. LAGOON AND WATERWAY VIOLATIONS, including

- Throwing rocks, trash or any other matter into lagoons
- Dumping anything from boats, including waste water, oil or any other material
- Loud engine noise (NO Revving of engines)
- Boat speeds that create a noticeable wake

6. GARBAGE AND TRASH NEGLECT, including: (Ordinances Sec. 23-24, 25 & 26)

- Littering on the property you are staying at or the neighboring properties with rubbish, including cans, bottles and cigarette butts, etc.
- Placing your trash receptacle out for collection sooner than the night before pickup. Please see information in your property for your pick up day.

7. PARKING VIOLATIONS, including (Ordinances Sec. 18-71, 72, 73, 74 & 75)

- Parking on any lawn or in any yard
- Parking in or blocking the neighboring driveway
- Parking on the wrong side of the street

8. FEEDING OF ANY WILDLIFE (especially ducks and geese), is strictly prohibited (Ordinances Sec. 6-33.7)

ABOVE ALL, PLEASE BE RESPECTFUL OF YOUR NEIGHBORS AND THE NATURAL SURROUNDINGS OF LAKE TAHOE

Name: _____ Date ____/____/____

Signature: _____



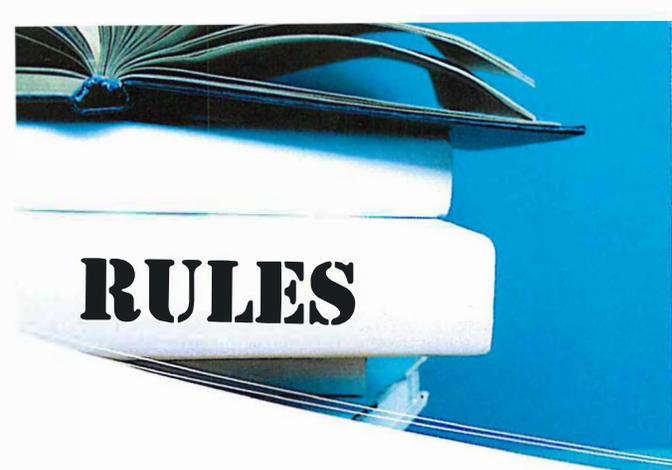
CITY OF SOUTH LAKE TAHOE
**VACATION HOME RENTAL
ENFORCEMENT**



How to Avoid a \$1,000 Fine



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RULES

Please read this brochure carefully as we want you to enjoy your stay in South Lake Tahoe, America's All Year Playground.

When visiting Lake Tahoe, please be respectful and "Reflect the National Treasure in which we live"

The City of South Lake Tahoe strictly enforces its Vacation Home Rental (VHR) Ordinances and violators will be cited and fined a minimum of \$1,000 per violation.

Thank you!

VHR Enforcement

(530) 542-7474

www.cityofslt.us/VHREnforce

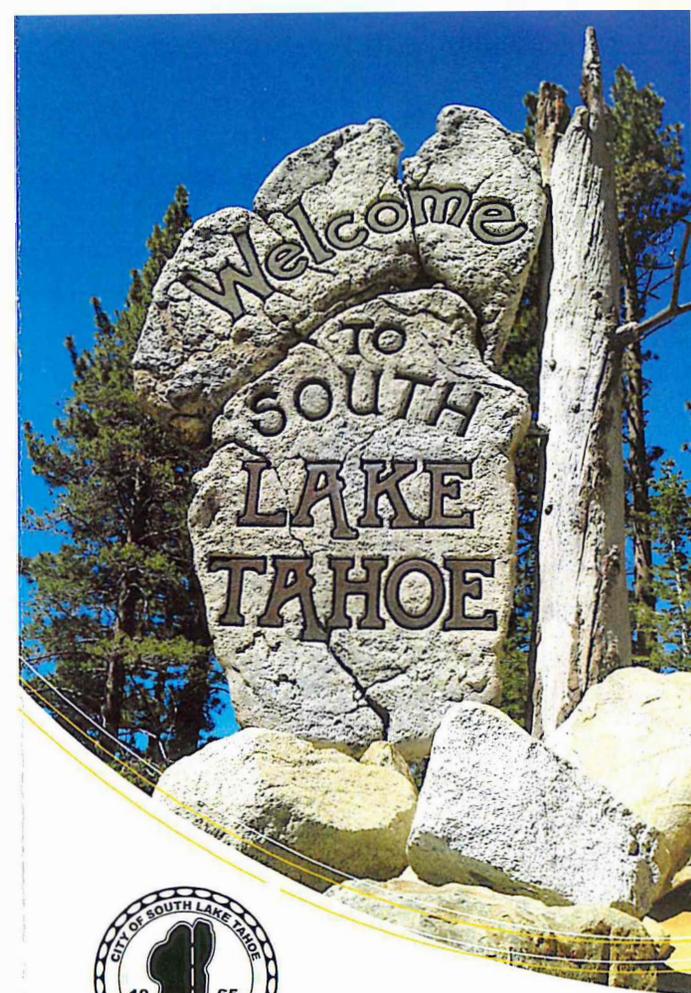
Enforcement.....

the City of South Lake Tahoe's South Lake Tahoe Police Department Vacation Home Rental Code Enforcement Officers strictly enforce all Vacation Home Rental Ordinances.



HOW TO AVOID A

**\$1000
FINE**



City of South Lake Tahoe

HOW TO AVOID A

**\$1000
FINE**

CITY OF SOUTH LAKE TAHOE
VACATION HOME RENTAL
ENFORCEMENT

Leave No Impact..... is a set of beliefs promoting respect for South Lake Tahoe neighborhoods;

dispose of waste properly,
leave what you find, respect wildlife,
and be considerate of others.

Enforcement

The South Lake Tahoe Police Department's Vacation Home Rental (VHR) Code Enforcement Team strictly enforces the VHR Ordinance. Follow these rules to avoid a \$1,000 fine.

Parking

Parking at vacation home rentals is limited to parking in the driveway or the garage.

Street parking is not allowed at any time.

The number of parking spaces at each VHR is posted on the signage outside of the VHR.

Trash

Trash must be disposed of in a bear box and bear boxes shall be installed in all homes with a vacation home rental permit by July 31, 2018.

Occupancy

Occupancy shall not be exceeded at any time in vacation home rentals. Visitors must adhere to the maximum number of occupants in the VHR. Weddings and parties are not allowed in VHR's at any time.

Pools/Spas/Hot Tubs

Hot tubs cannot be used from 10pm to 8am.

No Camping

Camping on vacation home rental property is prohibited.

**Avoid the \$1,000 fine—
follow the rules!**

Noise

No excessive or unreasonable noise is permitted at any time. Noise in violation of the City ordinance is prohibited between the hours of 10pm and 8am and noise violations can be reported any time of day.

Enforcement

If the City of South Lake Tahoe VHR Enforcement Officer issues a citation for noise, parking, occupancy or trash complaints, fines begin at \$1,000 and warnings will not be issued. **A \$1,000 fine will be issued to the property owner and a \$1,000 fine to the renter of the VHR per citation.**

**\$1000
FINE**

Be Advised..... City of South Lake Tahoe residents can call the Vacation Home Rental enforcement hotline to report complaints related to VHR's.

VHR Enforcement
(530) 542-7474
www.cityofslt.us/VHREnforce

TAHOE RESIDENTS FIRST

We are a group of residents committed to keeping our Tahoe residential neighborhoods places of peace and tranquility, and maintaining a safe atmosphere for family living.

**** Recommendations for changes to the El Dorado County – Vacation Rental Ordinance (Ord.4653)**

New VHR Permitting Process;

- (1) Prior to Permitting - All VHR's must be inspected by both the Building Inspector and Fire Marshal with jurisdiction and be found within compliance with County, State and Federal building and safety requirements for use as a commercial short term rental.
- (2) AirB&B's, Home Away's etc and Owner Occupied Vacation Home Rentals are to be permitted and compliant within the same requirements, guidelines and restrictions as standard Vacation Home Rentals.
- (3) All Vacation Home Rentals are restricted to a maximum of TWO (2) persons per bedroom only.
- (4) All Vacation Home Rental Permits are good for two years and renewable if no citations were issued.
- (5) All Vacation Home Rentals are to be approved **only** after a hearing by residents within a 500 foot radius and with a minimum of 90% approval by those residents.

New Additional Permit Fees;

- (1) \$1000 per permitted allowed occupant
- (2) \$5000 per Hot Tub

TOT (Transient Occupancy Tax) to be increased to pay for:

- (1) Two new VHR Designated Officers to handle VHR specific complaints from surrounding homeowners.
- (2) Training for Sheriff's Department Communications Center Dispatchers and new VHR Designated Officers, as well as Sheriff's Deputies.

Parking Requirements:

- (1) All Vacation Rentals must have TRPA approved onsite paved parking adequate in size to accommodate the allowed number of vehicles under the permit.
- (2) All Permitted Vacation Rental guests and their allowed vehicles are required to park on their paved driveways and in front of their VHR property street side only.
- (3) During snow removal conditions all VHR occupants must park on their paved driveway only.

Fire Prevention:

- (1) All VHRs are required to have documented defensible space from the Fire District of jurisdiction that meets all requirements of Public Resource Code 4291 prior to receiving permit renewal.
- (2) All VHRs are required to have annual business inspections by the Fire District of jurisdiction to meet State and Federal Fire Code laws.
- (3) No VHRs are allowed to have outdoor campfires of any kind unless it is a Fire District-approved gas fire pit surrounded by non-flammable material and in an area clear of trees or other vegetation.

Law Enforcement:

- (1) The Sheriff's Department, Deputies and VHR Designated Officers will be empowered to write civil citations directly to the property owner and renters for any of the following violations;
 - (a) Over occupancy
 - (b) Over number of vehicles
 - (c) Noise / nuisance to neighbors at any time of the day or night
 - (d) After hour disturbances
 - (e) Parking violations
 - (f) Conducting any party or celebration requiring an approved County permit

Structure of Fines:

- First Violation – 20% of permit fee
- Second Violation – 40% of permit fee
- Third Violation – 60% of permit fee

Penalty for excessive violations:

- (1) Three citations in any time limit – permit revoked with one year suspension period. Owners then must wait for re-application and open public hearing and 90% approval by neighbors in 500 foot radius.
- (2) Three Citations in any time limit after first revocation – permit is revoked for good and for property regardless of ownership change.

Maximum VHR Limit / Clustering Limitations;

- (1) The maximum number of permitted Vacation Home Rentals and B&B's is to 600 combined total.
- (2) Each Vacation Home Rental and B&B (including Owner Occupied VHR) to have a minimum distance of 500 feet in any direction from any other permitted Vacation Home Rental or B&B.
- (3) County is to not re-issue permits to those VHR properties non-compliant with the 500 foot radius rule as their permits expire. The elimination of clustering to be accomplished by attrition of permits expiring.
- (4) No "Grandfathering" of existing clustered VHR's or B&B's.

Owner Occupied Vacation Home Rentals:

- (1) All Owner Occupied Vacation Rentals (including B&B's) must be owner's legal primary residence and must be occupied by owners a minimum of 10 months or 300 days per year.
- (2) Owner Occupied Vacation rentals (including B&B's) must represent a minimum of 40% of the allowed total of permitted Vacation Home Rentals (600). (Owner Occupied VHR's dramatically reduce nuisances)

Inside / Outside Signage:

- (1) Inside permanently mounted permit occupancy limit and parked vehicle limit placed in conspicuous location near the front door.
- (2) Outside permanently mounted rental agency and 24 hour contact person name and phone number.

Mandatory -Face to Face Keys Hand-Over:

- (1) The owner or rental agent (only) will be required physically to meet the guests face to face upon arrival to hand them keys, do an occupancy head-count , and have the renters read and sign the rules and regulations required of them to peacefully occupy the premises. This face to face meeting is not permissible with a phone call or via the internet.

New Construction for Intentional Vacation Home Rental:

- (1) Any new home construction with 5 bedrooms or more are to be deed restricted for disqualification for use as a vacation home rental prior to construction final being issued by Building Services Dept.
- (2) All other qualified new home constructions go through the normal permitting process including (permitting to be approved after a hearing by residents within a 500 foot radius and with a minimum of 90% approval by those residents)