

El Dorado County Board of Supervisors  
May 23, 2018

Subject: Vacation Home Rentals, File #18-1806

Dear *Supervisor Ranalli,*

Based upon the trouble we have experienced in our Camino neighborhood with an illegal Airbnb, I am writing as a member of our Homeowners Association to urge you to adopt a Vacation Home Ordinance similar to the one in place at Lake Tahoe.

Despite a Homeowners Association Agreement which prohibits both short-term rentals and conducting a business in the residential neighborhood, an absentee homeowner continues to rent to large and often rowdy groups (50 and more people). We have been unable to remedy this and need your help. In my opinion an ordinance such as exists for Lake Tahoe should, in all fairness, be applied county-wide.

Our problems/concerns have been:

- Loss of Security – Gate code and access to community have been given to hundreds of transient vacationers;
- Safety – Speeding on narrow private road including around a blind curve;
- Expense – Increased wear and tear on electric gate and privately maintained road;
- Nuisance and Noise – Home is advertised as sleeping 18 but much larger loud parties have disrupted the peace and quiet of the neighborhood both day and night;
- Reliance on County Services – Sheriff has been called for distressing or very late disturbances, eg. woman screaming at 2 AM. Owner is usually unresponsive to calls.
- Fire Danger – Open fire pit with wood provided, renters are unaware or disregard burn day and dry weather fire restrictions.
- Wildlife – Trash rules have not been followed, resulting in the attraction of bears who rip open trash bags and strew garbage on neighbor's property.

I request that you adopt an ordinance which includes these provisions:

- No permits for properties governed by Homeowner Association Agreements which do not allow short-term rentals;
- First penalty for non-compliance with county rules will be equivalent to the rental fee. Second violation will be \$1000.00. Third violation will be \$1000.00 and revocation of permit. (The absentee owner of the home in our neighborhood charges \$600+ per day.)
- No noise after 8 PM.

We have been dealing with this problem for over two years and greatly appreciate that you are working on a remedy.

Respectfully submitted,

*Janet Walker*

Janet Walker