County of El Dorado

Vacation Home Rental (VHR) Program – Seeking Board Direction on VHR Clustering

April 6, 2021

Why a Clustering Policy?

- Combats commercialization of neighborhoods

- Combats loss of sense of community

- Combats nuisance issues like noise

Buffering Options

- 300′ and 500′ buffers around existing VHRs - no other VHRs allowed, plus

- 1,000′ buffer around large VHRs with 12 or more occupants - no other large VHRs allowed
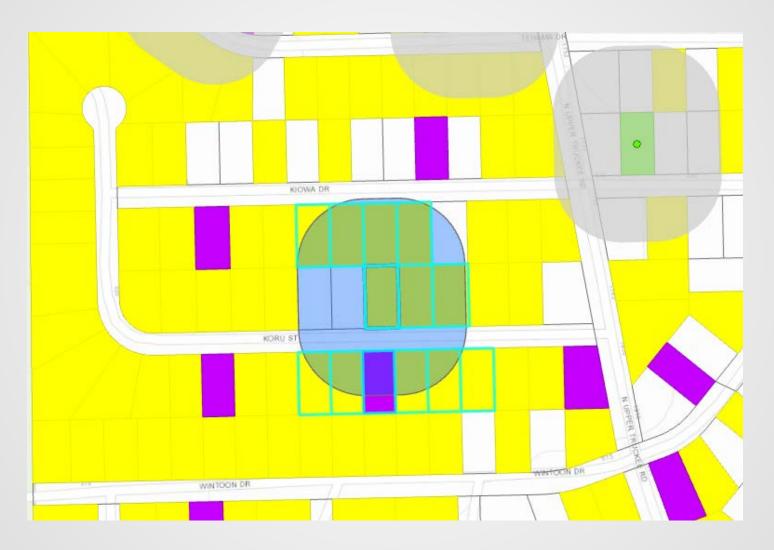
Buffering's Effect on VHR Numbers

Buffer Distance	Existing (VHRs in place or Pending)	Candidate (Developed Residential)	Potential (Vacant Residential Buildable)	Eligible (Existing + Candidate + Potential)	Average Impact (Eligible lots removed per buffer)	Maximum (Estimated VHR total)
No Buffer	753	7,987	1,031	9,771		9,771
150ft	753	4,086	470	5,309	6	1,649
300ft	753	2,259	225	3,237	9	1,126
500ft	753	1,364	99	2,216	10	974

1000' Buffer's Effect on Large* Homes

- 300' + 1,000' buffers = **1,651** parcels could have a large VHR and **833** parcels are excluded from having a large VHR

- 500' + 1,000' buffers = **1,169** parcels could have a large VHR and **294** parcels are excluded from having a large VHR

* Defined as hosting 12 or more guests

150' Buffer

Excludes 13 Parcels; 1 existing VHR within the Buffer

300' Buffer

Excludes 31 Parcels; 2 existing VHRs within the Buffer

500' Buffer

Also Excludes 31 Parcels (due to overlap and unbuildable lots); 5 existing VHRs within the Buffer

Economic Impacts

- A VHR on Average (Mean) Generates $5,200 in TOT/Year

- A 300'/1,000' Combined Buffer Eliminates 2 VHRs in our sample – therefore $10,400 TOT/Year

- A 500'/1,000' Combined Buffer Eliminates 5 VHRs in our sample – therefore $26,000 TOT/Year

- VHRs effect neighborhood character and home values
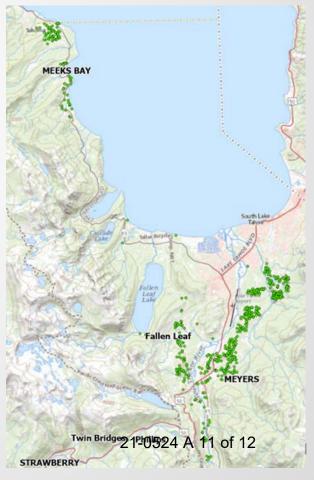
Resource Needs

- Technical resource needs are forecasted to be low
- Additional staffing resources are needed:
  - One Senior Development Technician
  - One Code Enforcement Officer
- TOT revenue can help offset costs

GIS Demonstration

- Staff from the Surveyor's Office will now perform a demonstration of these buffers in their web app

Questions, Discussion and Board Direction