



Outlook

public comment  
#23 BOS rec'd  
25-1552 9/29/25

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**Public Comment for BOS (VHRs) 9-30-25 Agenda Item 23 [File # 25-1552]**

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**From** Michael Ranalli <Mike@ranallivineyard.com>

**Date** Mon 9/29/2025 7:58 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

**Cc** Karen L. Garner <Karen.L.Garner@edcgov.us>; LeeAnne Mila <leeanne.mila@edcgov.us>

 1 attachment (106 KB)

BOS 9-30-25 Agenda Item 23 (File # 25-1552).pdf;

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Madam clerk, please include this memo for BOS meeting 9-30-25

Agenda Item 23 (File # 25-1552)

Kind regards, M



**Attention: EDC Board of Supervisors**  
**RE: BOS September 30 - Agenda Item 23 (File #25-1552)**  
**Vacation Home Rental Program**

September 28, 2025

Dear Board Members,

Last year during harvest, the West Slope agricultural community was blindsided by the sudden inclusion of code language that prohibits hosted and vacation home rentals on parcels with Ranch Marketing. This change, made without study or notice, has introduced economic disruption that appears inconsistent with the County's broader policies.

During the Board of Supervisors meeting on September 10, 2024 [File # 24-1555], County Counsel and staff pivoted quickly to introduce additional ordinance language to address the matter. Yet how we arrived at that point remains a question of process and inclusion.

Earlier, in May 2024, the Board authorized Supervisor Laine to convene an Advisory Committee and consultant to deliberate on additional VHR Program recommendations. The issues considered were largely long-standing Tahoe Basin concerns that warranted focused attention and resolution. Because no significant West Slope issues were reported at the time, agricultural or West Slope participation on the advisory committee was not included. The agricultural community applauds the Tahoe-focused work of that committee.

However, West Slope VHR policies have since been developed and enforced without a community-informed process similar to the Tahoe Basin framework. As written, these policies impose disproportionate restrictions on rural and agricultural parcels, limit economic opportunity, and generate unnecessary conflict in code enforcement.

Agriculture and rural tourism remain pillars of El Dorado County's economy. The SEED Economic Strategy acknowledges VHRs as obvious opportunities for the recovery of Transient Occupancy Tax (TOT) revenues. Thoughtful, balanced policies are needed to protect neighborhoods while enabling sustainable rural lodging opportunities.

The Tahoe centric program has indeed made substantial operational improvements. As you review the program and enforcement data please consider asking the following questions;



- 1) The invested staffing and enforcement efforts have a reasonably foreseeable impact on county revenues. Have those impacts ever been measured, quantified, or presented to the board?
- 2) What West Slope inclusion and considerations have been given for larger agricultural and rural working lands?
- 3) Due to limited data provided on enforcement outcomes, does the program have a financially sustainable model?

The current West Slope VHR regulations, combined with a heavy enforcement emphasis, risk limiting property rights, undermining rural economic development, and eroding trust between communities and government. By engaging stakeholders, harmonizing ordinances, and tailoring policies to rural realities, El Dorado County can balance neighborhood protections with sustainable growth in rural lodging and tourism.

We urge the Board of Supervisors to direct staff to begin this process today.

Respectfully submitted,  
Michael Ranalli



President, El Dorado County Farm Bureau





public comment BOS rec'd  
#23 25-1552 9/29/25

## Public Comment for item 25-1552 Vacation Home Rental Program

From Lauren Hernandez <lauren@ouregg.org>

Date Mon 9/29/2025 12:23 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District V <bosfive@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District II <bostwo@edcgov.us>; Brian K. Veerkamp <Brian.Veerkamp@edcgov.us>; George Turnboo <George.Turnboo@edcgov.us>; Greg P. Ferrero <Greg.Ferrero@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>; Lori Parlin <lori.parlin@edcgov.us>

Cc Lexi Boeger <lexi@ouregg.org>; Carl Ribauda <Carl@smgonline.net>; Dspaur <davidspaur@comcast.net>

1 attachment (241 KB)

VHR\_Policy\_OurEGG (1).pdf;

### This Message Is From an External Sender

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Dear Clerk of the Board,

Please receive and process the attached PDF document as public comment for item 25-1552, Vacation Home Rental Program, on the agenda for the Board of Supervisors meeting scheduled for tomorrow, September 30, 2025.

Kindly ensure this document is posted as a public comment related to this item.

Thank you for your assistance.

Sincerely,

Lauren

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**Lauren Hernandez**

**Co-Founder | El Dorado Economic Generator & Germination (Our EGG)**

Lauren@OurEGG.org | C: 530-919-5289

Community and Economic Development: Led by Local People, for Local People

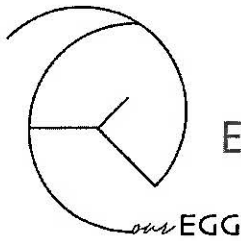
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[www.OurEGG.org](http://www.OurEGG.org)

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## El Dorado ECONOMIC GENERATOR & GERMINATION

### **Subject: Request for Immediate Stakeholder Engagement and Review of West Slope VHR/Short Term Rental Policies to Advance County Economic Sustainability**

**Our EGG** is a 501(c)(3) non-profit organization dedicated to fostering sustainable economic growth and vibrant communities in El Dorado County. As recognized in the **SEED Economic Strategy**, the Short Term Rental sector provides revenue and stability for our citizens and is a critical component of our local tourism economy, generating essential **Transient Occupancy Tax (TOT)** revenue that supports county services and infrastructure.

The current VHR/Short Term Rental regulatory framework on the West Slope, governed by multiple, non-cohesive documents, is proving **inefficient, inconsistent, and unduly restrictive**—particularly for rural properties—thereby **hindering legitimate economic activity** and creating confusion within the community.

#### **VHR West Slope Policy Issues**

- Code Violations being issued WITHOUT a neighbor nuisance complaint (Proactive enforcement on the internet, code violations for online postings)
- **No detached building** can be rented (Includes cottages, guests houses, garage apartments, etc.)
- Maximum 4 guests in a Hosted Rental (Despite permitted occupancy)
- 500 foot set-back between licenses (Measured property line to property line)
- Hosted Home Rentals - guests and **owners must sleep in the same unit**
- No hot-tub use (Even on large parcels)
- No use of extra-sleeping capacity outside of bedrooms (Bunk-beds, couch pull-outs etc.)
- **Only one permit per parcel** (Regardless of property size)
- Must be owner's Primary Residence (No investment properties)

***Please consider a motion to:***

***1) Cease proactive enforcement on the West Slope temporarily and:***

***2) Create a task-force for immediate stakeholder engagement (through SEED)***

We request the Board of Supervisors take action to immediately address these inconsistencies through a **community-informed process** to ensure VHR/Short Term Rental policies are **equitable, clear, and supportive of rural economic vitality on the West Slope.**

## **Requested Action and Motion**

Our EGG formally requests the Board of Supervisors consider the following motion to initiate a fair and effective policy review process:

1. **Temporarily Suspend Proactive Enforcement:** Immediately **cease all proactive VHR/Short Term Rental code enforcement** on the West Slope that is initiated ***without a formal, verifiable neighbor complaint based on an experienced nuisance***. This action will provide temporary relief and reduce hardship for good-standing property owners and allow for a clear, community-informed policy discussion.
2. **Establish a Community-Informed Task Force:** Create a **VHR/Short Term Rental Policy Review Task Force** for the West Slope. This task force is a natural fit to be led by SEED, the appointed conduit to the Board for economic stakeholders and the public, in conjunction with County staff, VHR operators, property owners, community organizations and the public. The goal is to develop **actionable, cohesive, and economically sustainable policy recommendations** for the West Slope, with as much diligence as was granted the Tahoe Basin policy process.

## **BACKGROUND:**

### **The Policy Cohesion Challenge**

There are **four separate, potentially conflicting County documents** currently regulating and impacting West Slope Short-Term Rentals/VHRs. This siloed approach creates bureaucratic complexity, policy ambiguity, and an unstable regulatory environment for small business operators. These documents must be revisited simultaneously to ensure coherence:

1. **The VHR Ordinance**
2. **The ADU Ordinance** (Source of the "no detached units" restriction)
3. **The Code Enforcement Strategic Plan** (Shift from complaint-based to proactive enforcement)
4. **The Zoning Ordinance Use Matrix** (Agricultural Lodging)

### Specific Policy Concerns and Economic/Community Impact

The following restrictions, while perhaps necessary in high-density areas, are **illogical, overly restrictive, and economically detrimental** when applied uniformly across large, rural West Slope parcels:

Policy Issue	Applicable Section	Impact on Economic Development and Equity
<b>No Detached Buildings (ADUs/Guest Houses) Can Be Rented</b>	Sec. 5.56.030, Sec. 5.56.040 (Definitions)	<b>Stifles Lodging &amp; Efficient Use of Assets:</b> Prohibiting the rental of legally permitted detached units limits potential lodging inventory, <b>reduces TOT revenue</b> and threatens property owners' ability to afford their mortgages, as this rental income was calculable at the time of purchase.
<b>500-Foot Set-Back Between Licenses</b>	Sec. 5.56.056	<b>Undermines Rural Property Rights and Fosters Abuse:</b> A blanket 500-foot setback is <b>illogical and economically restrictive</b> in low-density, rural zones with parcels often exceeding 10+ acres and no adjacent neighbors. This provision is also reportedly <b>susceptible to abuse</b> by neighbors seeking to unfairly block legitimate, non-impacting VHR operations.

<p><b>Maximum 4 Guests in a Hosted Rental (HHR)</b></p>	<p>Sec. 5.56.040 (Definitions), Sec. 5.56.090 (1)</p>	<p><b>Inconsistent Occupancy Standards:</b> Arbitrary occupancy caps, especially the four-person maximum for HHRs, do not account for standard family size (e.g., a couple with three children) or the actual bedroom capacity approved by Building and Fire Safety inspectors. This is an <b>illogical restriction</b> on the safe use of residential property.</p>
<p><b>Must Be Owner's Primary Residence</b></p>	<p>Sec. 5.56.040 (Definitions)</p>	<p><b>Severely Limits Economic Growth:</b> The requirement that Short Term Rentals/VHRs be a "Primary Residence" effectively bans all second-home/investment property. Given second homes are a major source of TOT revenue, this policy <b>severely restricts the scale and growth of the West Slope tourism economy.</b></p>
<p><b>One Permit Per Parcel</b></p>	<p>Sec. 5.56.050, Sec. 5.56.090 (7)</p>	<p><b>Inefficient Use of Rural Land:</b> Restricting to only the primary dwelling on large parcels ignores the reality of rural property sizes and amenities. With no nearby neighbors, limiting to a single unit <b>needlessly restricts economic opportunity</b> and TOT generation.</p>

<b>Restriction on Outdoor Hot Tub Use (10 pm-8 am)</b>	Sec. 5.56.090 (3)	<b>Unwarranted Blanket Restriction:</b> Applying quiet-time restrictions for amenities like hot tubs equally to both high-density neighborhoods and large, isolated rural parcels (e.g., 50 acres) demonstrates a <b>lack of policy proportionality and reasonableness</b> that unfairly penalizes rural businesses and customer experience.
<b>Unnecessary Host Restrictions (HHR)</b>	Sec. 5.56.040 (Definitions), Sec. 5.56.130 (C)	<b>Overly Burdensome and Impractical:</b> Requiring the host to " <b>reside and sleep in one of the bedrooms during the period of the rental</b> " for an HHR is an excessively narrow definition that limits flexible small business models. The focus should be on an accessible, local contact, not on mandatory co-habitation.

In conclusion, Our EGG urges the Board of Supervisors to adopt the proposed motion to ensure Short Term Tentel/VHR policy on the West Slope becomes a clear, consistent, and equitable regulatory framework that supports the economic vitality of El Dorado County.

