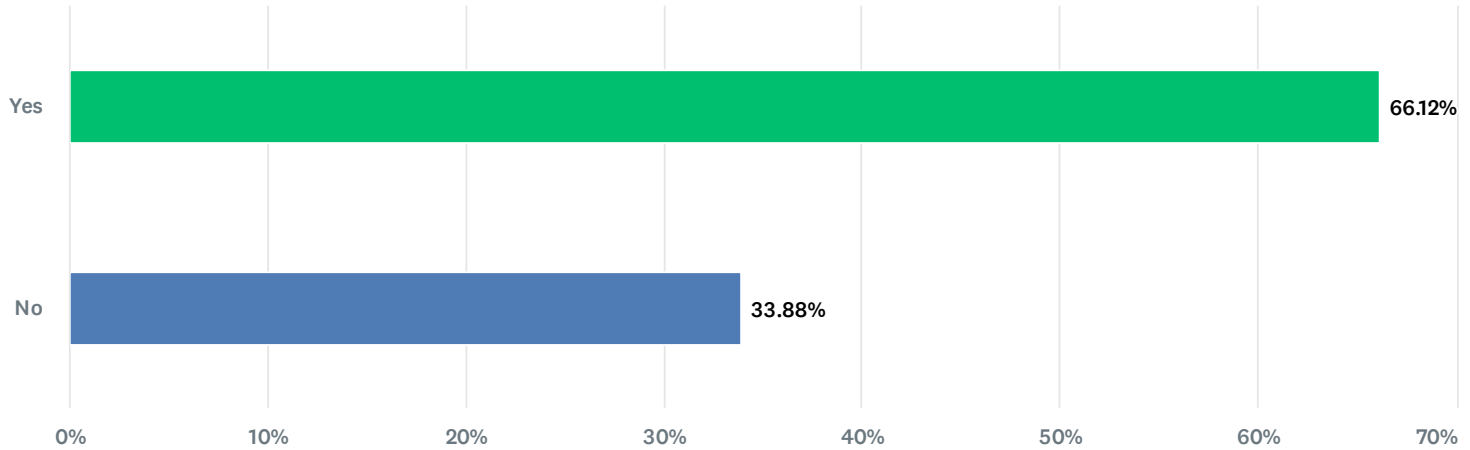


West Slope Vacation Rental/Hosted Home Rental Ordinance

Q1

363 responses

Occupancy – VHR and HHR The proposed change would set the maximum occupancy at:• Two persons per permitted bedroom, plus two additional persons per residence.• Children age twelve and under would not count toward occupancy limits.Do you support this change?



RESPONSES (0)

WORD CLOUD

TAGS (0)



Filter: by tag ▼

by sentiment ▼



No responses yet

#	COMMENTS (OPTIONAL)	DATE
1	The survey should state what the current regulation is, before asking the question.	5/17/2026 8:03 PM
2	Ban all VHRs. Return housing to locals	5/16/2026 9:43 PM
3	It was like this before and was fine. Should be the owners option to allow less.	5/15/2026 11:27 PM
4	There should be a max. Having a 7 bedroom house means 17 guests. That destroys the neighborhood.	5/15/2026 4:32 PM
5	Defer to existing code on room occupancy per space function. No need to split hairs on this item - code exists.	5/15/2026 2:22 PM
6	I do not support more restrictions that limit an owners ability to rent	5/15/2026 1:36 PM
7	The restrictions on VHR is completely out of control and overstepping	5/15/2026 1:30 PM
8	How will it be enforced though?	5/15/2026 10:13 AM
9	We travel all over the world & El Dorado County is the only place that has a lower than 12 restriction. None of the booking sites are set up for the current restrictions and it causes loss of bookings. also, we are in a unique area where families like to come and spend time together. These usually includes multigenerational families. Having max 6 for a 3 bed really handcuffs who can rent out our place. We are already seeing a steep decline last year and have no inquiries let alone bookings this year. Guests want to bring 2 families plus grandparents to hike and enjoy making memories. We are not in the party zone of SLT and need different rules and	5/12/2026 5:44 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

accommodations. Especially because we have the space, off street parking for 5 vehicles easy and garbage service.

10	I suggest making it just 2/bdrm with the plus 2 as total count not adding in children just a straight number across of MAX OCCUPANCY	5/11/2026 3:11 PM
11	We have a rec room with a queen size bed that is not designated as a bedroom. This change would allow us to rent to two additional relatives or friends of the principal renter	5/11/2026 8:20 AM
12	more sensible than current policy	5/10/2026 7:18 PM
13	Current age of over-6 is punishing to 2-family groups	5/10/2026 7:14 PM
14	Children should be counted as guests	5/9/2026 3:44 PM
15	I support this limit unless VHRs could be completely eliminated	5/7/2026 1:46 PM
16	Absolutely would love this.	5/6/2026 2:12 PM
17	We need more short term rental options for visiting family and friends.	5/6/2026 12:50 PM
18	This is reasonable.	5/6/2026 12:08 PM
19	It's reasonable to have a sofa bed that could accommodate two additional people. Children should Not be counted as they often stay in the same room/bed with parents.	5/6/2026 12:02 PM
20	Remove the 500 ft spacing restriction. Placer County doesn't have the same restrictions and this is not an issue for El Dorado County neighbors who live across the street	5/5/2026 11:46 PM
21	Unless there are two sets of bunkbeds and depending on the size of the bedroom.	5/5/2026 2:12 PM
22	2 people/bedroom only	5/5/2026 11:14 AM
23	I am not a fan of vhr because people ignore the rules	5/5/2026 10:56 AM
24	The only reason that I don't support it is because I don't think you should restrict it to four people total for a residence. If you have two bedrooms, you should allow additional people for each bedroom.	5/5/2026 10:46 AM
25	There are already a disproportionate number of people in a rental vs the full time residents	5/5/2026 10:31 AM
26	Less people! People exceed illegally. Add stronger fines!	5/5/2026 10:27 AM
27	Since the 12 and under children are already not counted, there is no need to add two additional persons. This might make sense if you were only NOT counting children 2 and under.	5/5/2026 9:19 AM
28	Over regulating	5/5/2026 9:15 AM
29	Children 6 and under instead of 12.	5/5/2026 8:14 AM
30	Example: 4 bedroom home could house 10 adults and 20 children? What about autos?	5/5/2026 6:49 AM
31	It allows too many people in a home.	5/4/2026 10:28 PM
32	children should count	5/4/2026 8:54 PM
33	Most homes have the ability to put 4 people in at least one bedroom without overcrowding.	5/4/2026 8:33 PM
34	Homes are already too crowded. To allow under 12 plus two extra outside of bedroom 2 per room is unacceptable.	5/4/2026 8:01 PM
35	The existing limits are overly restrictive	5/4/2026 7:32 PM
36	Too many people for the space	5/4/2026 7:24 PM
37	Allow as many VHRs as possible. Enforcement is the key and heavily fine the renters and property owners that violate the law and noise regulations. DONT THROW THE BABY OUT WITH THE BATHWATER!!	5/4/2026 6:55 PM
38	Why does there need to be a limit? As long as noise ordinances and the like are complied with, the county should have no business in what people do with their property.	5/4/2026 5:50 PM
39	This change would broaden the desirability of my VHR. I have a 2700 square foot home but only two bedrooms.	5/4/2026 5:26 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

40	Why two additional people? And what was the original occupancy?	5/4/2026 5:09 PM
41	What about homes that have a loft?	5/4/2026 5:01 PM
42	I agree that two people per bedroom +2 is feasible. But letting any number of 12-year-old children come opens up a potential huge problem. There are soccer camps, soccer tournaments hockey tournaments and you get 1012-year-olds with all their gear in your house for a weekend with 10 adults and you essentially have 20 people that are full-size adults in your vacation rental and I would not want that in mine when I started this out it was 12 people for a four bedroom and then it dropped to 10 and 10 was perfect. Now it's dropped to eight and I don't think eight is a fair amount for a four bedroom. I can comfortably sleep 10 but letting unlimited children come doesn't make sense to me. I think it should be a limited number of under five any child over 6 and over counts as an adult or as a person. I've been doing this for almost 10 years and I understand the ins and outs of this I don't want anybody wrecking my house and I stay local and watch my house to make sure that it's OK. All people are there and I also have a company oversee it all my neighbors like me and I don't get complaints. .	5/4/2026 5:01 PM
43	Occupancy should be a fixed number. Excluding children makes the rule confusing and could lead to higher actual occupancy, creating safety concerns and increasing the potential for parking, noise, and trash violations.	5/4/2026 4:56 PM
44	O enforcement. Impacts neighborhoods greatly	5/4/2026 4:31 PM
45	4 bedroom home = Allowed max would be 10 adults and 8+ kids!	5/4/2026 4:22 PM
46	If a group wants to rent a house for a couple of days and they can not find a big enough place, why stop them from throwing a sleeping bag bag out for a short term stay.	5/4/2026 3:09 PM
47	There should be an allowance for 4 additional persons per residence to accomodate sofa sleepers.	5/4/2026 10:39 AM
48	I support this as I believe this will help with congestion in the area and lead to less noise with smaller crowds.	5/4/2026 8:25 AM
49	2 per bedroom maximum. More people means more cars that jam the streets with limited parking	5/1/2026 5:32 PM
50	12 years old is too high. children under 5 should not count	4/30/2026 5:56 PM
51	Not clear what the current max occupancy is set at, but this seems reasonable.	4/30/2026 4:28 PM
52	For VHRs, the owners should have a "3 complaints and you're out" to curb rowdy and noisy visitors in quiet residential neighborhoods.	4/30/2026 12:57 PM
53	Sometimes large groups need to come up here.	4/30/2026 10:01 AM
54	Not sure what the current maximum occupancy is at?	4/30/2026 8:35 AM
55	Age on non counted children too high	4/30/2026 6:12 AM
56	This encourages parties and noise that disturbs neighbors.	4/29/2026 9:12 PM
57	I am in favor of the new occupancy recommendation. A clear cap on the number of guests is the most effective way to address issues like noise, parking, and trash before they start. While the exception for children under twelve allows families to still enjoy our area, the overall limit provides necessary protections for permanent residents against the impacts of over-crowding in residential zones.	4/29/2026 5:33 PM
58	I don't see a difference in the 2 per bedroom + 2 additional persons. Children aged 6-12 are much noisier than children under 5. We live next to a VHR & HATE IT. Businesses should NOT be allowed in residential neighborhoods, PERIOD. THIS has changed our lives immeasurably in the NEGATIVE DIRECTION and has lowered our property value. Get RID of VHRs in residential neighborhoods.	4/29/2026 4:14 PM
59	Max occupancy should be less than 8 people and 4 cars total. The home next door is a short-term rental that has 5 bedrooms. That is 10 guests and 10 cars, I have a small hotel without security and the lowest room rate in the area. I didn't expect our county to let this happen..	4/29/2026 3:23 PM
60	There are already maximum tenants allowed per each rental depending on allowable sleeping space per property	4/29/2026 2:07 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

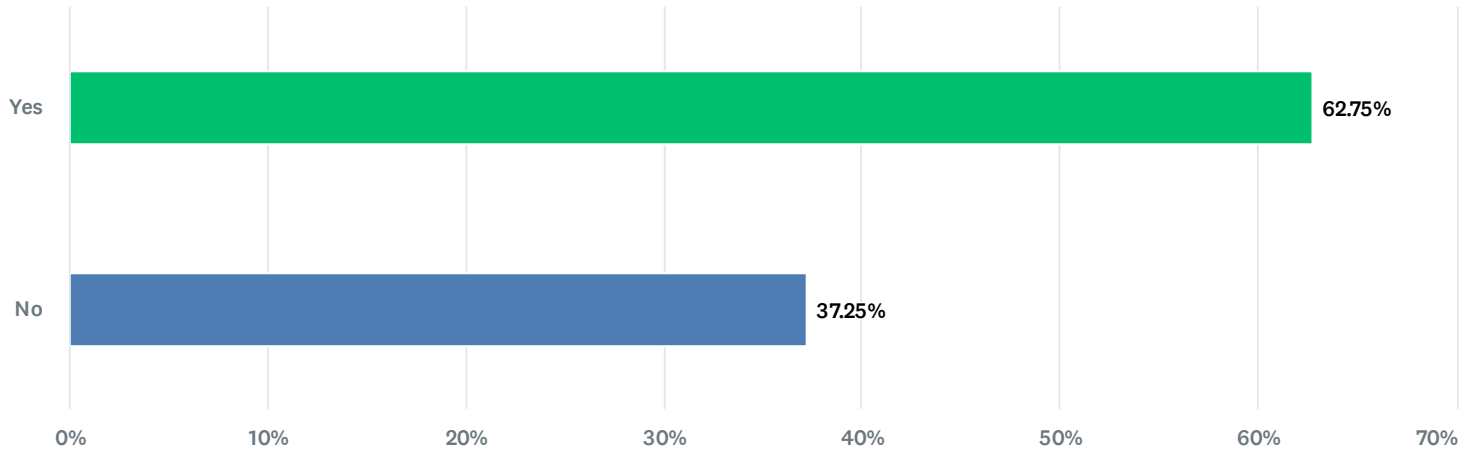
61	this punishes large homes or oddly laid-out homes. Each occupancy should be reviewed by Sq. footage & # of bathrooms. Some bedrooms are gigantic, and can sleep more than 2, or might have bunk beds, or a pull-out couch are totally reasonable for a space. Why are you trying to keep families from being able to do short-term rentals at reasonable cost?	4/29/2026 11:40 AM
62	Yes if this increases occupancy limits	4/29/2026 9:45 AM
63	Age (except infants under the age of 2) should not come into play in determining occupancy rates.	4/29/2026 8:46 AM
64	It can't be enforced	4/29/2026 7:09 AM
65	I think as long as there are enough beds there should not be a maximum amount per residence	4/28/2026 10:18 PM
66	Please don't consider any of these four options until you remove the 500 foot buffer. It's not fair and only helps those who already have a VHR/HHR.	4/28/2026 8:57 PM
67	Remove the existing 500 ft buffer before loading up current VHRs. This is favoritism and biased to harm those residents who are barred from having a VHR due to your restrictive policies	4/28/2026 8:26 PM
68	You should state what the existing rule is, and what the proposed change is - it's unclear here	4/28/2026 5:03 PM
69	No vacation home rentals in residential neighborhoods	4/28/2026 4:50 PM
70	There is no reason to limit the amount of guests in each room. Just a limit to square footage. Maybe 1 guest per 100 square feet.	4/28/2026 3:54 PM
71	All persons should count. That means there can be 18 people in a 3 bedroom.	4/28/2026 3:48 PM
72	Children Should count as persons. And the "extra 2 persons per residence" sounds like too many.	4/28/2026 3:45 PM
73	I stayed at a home on the Gulf of Mexico with a group and they had bunk beds and adults used them. Overall max based on home size is more appropriate	4/28/2026 3:41 PM
74	A person is a person. How many people should be in a 3 bd house? No more than 2 per bed.	4/28/2026 3:14 PM
75	The county shouldn't have any say in this. Let people rent out the max.	4/28/2026 3:02 PM
76	let people have/do VHRs and quit going after them with Code Enforcement	4/28/2026 2:28 PM
77	No, that is way too many people and vehicles.	4/28/2026 1:52 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

Q2

357 responses

Junior Accessory Dwelling Units (JADUs) Should JADUs be allowed for use as VHRs?



RESPONSES (0)

WORD CLOUD

TAGS (0)



Filter: by tag ▼

by sentiment ▼



No responses yet

#	COMMENTS (OPTIONAL)	DATE
1	Ban all VHRs. Return housing to locals	5/16/2026 9:43 PM
2	More flexibility with ADUs is best for home owners and renters - helps finance their construction in the first place.	5/15/2026 2:22 PM
3	This would allow owners their right to rent for supplemental income.	5/15/2026 1:36 PM
4	I don't know what a JADU is	5/15/2026 10:13 AM
5	If there's proper parking available	5/12/2026 5:44 PM
6	Not sure what a JADU is	5/8/2026 4:07 PM
7	Absolutely.	5/7/2026 10:01 AM
8	We have a small house and when friends and family come to visit we love them to stay at neighborhood AirB&Bs	5/6/2026 2:57 PM
9	We need more short term rental options for visiting family and friends. We also need more housing for folks.	5/6/2026 12:50 PM
10	Additional house options are good in the western county area.	5/6/2026 12:02 PM
11	They are not homes/houses - the process of renting rooms and units has gotten too crossed voer with home rentals. They are completely different and serve a different purpose.	5/6/2026 11:20 AM
12	JADU's are the perfect short term rental as they are too small and, being attached to the main house, do not make good long term rentals.	5/6/2026 8:50 AM
13	The 500 ft restriction must be removed as it prohibits rights of landowners. Additional rights to	5/5/2026 11:46 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

only those who currently have permits is abusive to adjacent property owners. It concentrates the benefit to "the haves" and shifts more burden to "the have nots"

14	Check state law to ensure short term rental of any type of ADU is allowed	5/5/2026 3:47 PM
15	No idea what they are	5/5/2026 12:51 PM
16	Because people ignore the rules and it has a negative impact on the neighbors	5/5/2026 10:56 AM
17	Maybe this should be a separate/different type of zoning? I thought the JADUs were to help provide long term additional housing, not a VHR.	5/5/2026 9:19 AM
18	JADUS and ADUs were meant to support Affordable housing.	5/5/2026 9:15 AM
19	Now we're running hotels in housing developments?	5/5/2026 6:49 AM
20	That is not what they are allowed for. They should be used for permanent housing.	5/4/2026 10:28 PM
21	Permitting the owners are present I don't see an issue	5/4/2026 8:01 PM
22	JADU's should be used for the intended purpose in which they were built. Permanent resident housing.	5/4/2026 7:09 PM
23	Why not? If there is a market for this, and it complies with existing ordinances to avoid disturbing neighbors, then people should have the right to do as they please with their property. They purchased it and pay taxes on it. The county does not own the property.	5/4/2026 5:50 PM
24	What/who is this? What is Junior Accessory Dwelling Units	5/4/2026 5:09 PM
25	If they are maintained why not?	5/4/2026 5:01 PM
26	Not the purpose of jadus	5/4/2026 4:31 PM
27	this is what motels and hotels are for, especially since they are typically near the services they need and use. JAHU's for long term rentals!	5/4/2026 4:22 PM
28	As long as that doesn't reduce Rena numbers. Hosted only.	5/4/2026 12:57 PM
29	No why would this even be considered we should be considering single family homes before we even add more vacation rentals makes no sense. It would just make things worse these type of homes are suppose to be built for a cheaper option of renting for an already expensive California rental market.	5/4/2026 8:25 AM
30	Occupants use these facilities for party places which disrupt normally quiet neighborhoods.	5/1/2026 5:32 PM
31	must be 2 bed max. if not attached, with a reasonable distance to the main house	4/30/2026 5:56 PM
32	For some, the ability to pay the bills could depend on being able to rent out a JADU	4/30/2026 4:28 PM
33	JADUs should only be for self use (family) or full time rental.	4/30/2026 12:57 PM
34	Absolutely, yes. These are small and not impacting larger vacation rentals nor are they impacting the neighbors.	4/30/2026 10:01 AM
35	With occupancy limits	4/30/2026 6:12 AM
36	I strongly believe JADUs should not be allowed for use as VHRs. California law was designed to use JADUs to increase long-term housing for residents, not to provide more inventory for short-term tourists. Allowing these units to be used as vacation rentals takes away affordable options for local workers and families. To maintain the character and stability of our residential neighborhoods, JADUs should remain restricted to 30-day minimum stays.	4/29/2026 5:33 PM
37	Get businesses out of residential neighborhoods. We never wanted to live next a motel.	4/29/2026 4:14 PM
38	some people like a quiet space to just sleep without being corralled in a hotel environment	4/29/2026 2:07 PM
39	as long as owner is in main house to assure all is quiet and neighborly	4/29/2026 11:34 AM
40	JADU's, if permitted, should be used for family use or long term rental.	4/29/2026 8:46 AM
41	Again, it's impossible to enforce and it's going to turn every property into a hotel	4/29/2026 7:09 AM
42	This allows people to live in the main home as a primary residency while help aid their cost of	4/29/2026 2:10 AM

West Slope Vacation Rental/Hosted Home Rental Ordinance

living ex:high property taxes and insurance. ADUs are customarily a way to generate revenue. Guests will have a nice experience intermingling with the owners sharing community vibes.

43	What is a JADU?	4/28/2026 11:46 PM
44	See comment above	4/28/2026 8:57 PM
45	Remove the existing 500 ft buffer - it is biased and excludes homeowners who have a right to use their property as a VHR.	4/28/2026 8:26 PM
46	Yes, as long as they have a limit on the number of guests allowed.	4/28/2026 3:45 PM
47	Let people use there properly as they see fit.	4/28/2026 3:41 PM
48	Long Term rentals are needed in the area. Not more STR.	4/28/2026 3:14 PM
49	It's a whole separate place to make income, homeowners have the constitutional right to enjoyment and use of their property. The county needs to allow this, the current ordinance has been nothing but destructive and put the county in a precarious position to be sued.	4/28/2026 3:02 PM
50	This makes the most sense for a hosted home rental and would potentially help an owner keep their house if they needed the extra income to do so.	4/28/2026 2:51 PM
51	you should let people build on their land as they see fit, as long as they are not violating other people's rights	4/28/2026 2:28 PM
52	We should be supporting property owners in earning additional income within the county.	4/28/2026 2:12 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

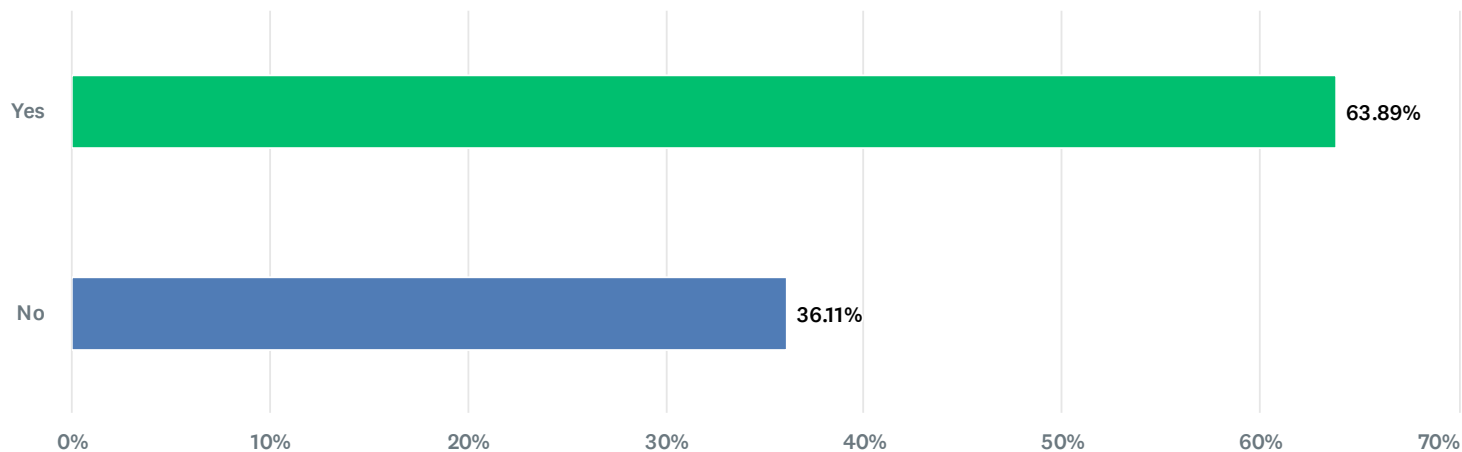
Q3

360 responses

Guest Houses The proposal would allow ‘detached’ Guest Houses and revise the Zoning Ordinance definition of “Guest House” to allow certain units to operate as VHRs. The proposed definition:

- A secondary structure for temporary visitor accommodation.
- Maximum two bedrooms and one bathroom.
- No full-sized kitchen appliances.
- A wet bar sink, mini fridge, hot plate, and microwave would be allowed.
- Maximum size: 640 sq. ft.

Do you support allowing select Guest Houses to be used as VHRs under this definition?



RESPONSES (0)

WORD CLOUD

TAGS (0)

☐ No responses yet

#	COMMENTS (OPTIONAL)	DATE
1	A tall size fridge with a small freezer area should be allowed in all guest houses, regardless of whether they might be a VHR. A mini fridges does not allow large size drinks such as a half gallon of milk, fruits juices or sodas, and do not allow enough space for leftover foods from dining out that could be heated up in a microwave, and there should be freezer space for ice trays and packaged meals. It's a ridiculous restriction and I publicly stated my opposition when the ordinance was updated, sometime between 2000 and 2015.	5/17/2026 8:03 PM
2	Ban all VHRs. Return housing to locals	5/16/2026 9:43 PM
3	They should be allowed to have permitted kitchen conversions and designation changed to JDU/ADU	5/16/2026 9:31 AM
4	You shouldn't limit appliances	5/15/2026 11:14 PM
5	Again, more flexibility is the key to having more housing stock however its used.	5/15/2026 2:22 PM
6	This appears to be less restrictive than the current definition and would be supported. Less restrictions are better when it comes to your own property.	5/15/2026 1:36 PM
7	Yes decrease restrictions, restriction on private property are ridiculous to begin with.	5/15/2026 1:30 PM
8	Although I still find it restrictive and a kitchen should be allowed.	5/15/2026 1:24 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

9	Why not? What is the argument against this?	5/15/2026 10:13 AM
10	Our guests used to rave over the option for the 2nd space. It provides a much sought after quiet space for some guests. Here again when there's multiple generations spending time together the added space keeps everyone comfortable. We never rented it separately only with main house.	5/12/2026 5:44 PM
11	The 640 sf limit needs to be raised. I just finished 1000st 2 br apt above my garage. Permitted, all up to code and I can't Airbnb it. I don't want long term renters.	5/12/2026 10:16 AM
12	Not allowing full kitchen is too restrictive, I would prefer to allow for full kitchens.	5/10/2026 10:53 PM
13	Tiny houses easily become eyesores	5/9/2026 3:44 PM
14	The NO full-sized KAs, and what's allowed is stupid. I have a guest house and any guest house normally has full appliances.	5/8/2026 1:09 PM
15	This just adds to the number of properties allowed to have more VHRs	5/7/2026 1:46 PM
16	Using a "full kitchen" or a "apartment kitchen" as a definition of a short term rental or guest house.	5/7/2026 10:01 AM
17	Silly to exclude full sized appliances. Have you ever stayed at an AirBnB? It's lovely to be able to cook!	5/6/2026 2:57 PM
18	We need more short term rental options for visiting family and friends. We also need more housing for folks. Full sized kitchen appliances should be allowed so that visiting family and friends can enjoy cooking for themselves.	5/6/2026 12:50 PM
19	Additional house options are good in the western county area.	5/6/2026 12:02 PM
20	That sounds like what bad owners do to college kids and charge them a fortune to live in a closet turned into living space. What needs to be resolved is Granny Flats that are full houses. How can a full house be rented short term as Hosted Housing in the same way a Vacation Home is rented? Thats what people want. Why do non-resident owners get to short term rent their houses but on sight owners don't? On sight owners can make sure the tenants aren't doing bad things, which would solve most of the compaints. It seems discriminatory against on site owners!	5/6/2026 11:20 AM
21	Unsatisfactory for a long term rental as there is only a minimal kitchen	5/6/2026 8:50 AM
22	Remove the 500 ft restriction. Stop gifting more benefits to just a select population.	5/5/2026 11:46 PM
23	The appliance restrictions are silly	5/5/2026 3:52 PM
24	Also allow a washer/dryer	5/5/2026 3:47 PM
25	Only if main dwelling is occupied by owner/host	5/5/2026 11:14 AM
26	Call it what you want but it still won't prevent people from ignoring the rules	5/5/2026 10:56 AM
27	I support this, but not the restrictions on square footage, number of bedrooms, and bathrooms, and the number and type of kitchen appliances you can have in the residence.	5/5/2026 10:46 AM
28	Maybe all occupied units should still comply with https://calmatters.org/housing/2025/12/california-new-law-apartments-fridge/	5/5/2026 9:19 AM
29	That is not an ADU and would support county building and planning fees	5/5/2026 9:15 AM
30	limited to 4 persons and one car.	5/5/2026 6:49 AM
31	Only if the owner lives on the property.	5/4/2026 10:28 PM
32	This does not indicate owners of the home must be present	5/4/2026 8:01 PM
33	You don't have capacity to enforce and there is no data supporting any of these changes.	5/4/2026 7:27 PM
34	There are already rules in place to limit impact to neighbors. The county has no business regulating this sort of thing.	5/4/2026 5:50 PM
35	Still overly restrictive. You should consider the property size that could accomodate larger guest homes.	5/4/2026 5:26 PM

West Slope Vacation Rental/Hosted Home Rental Ordinance

36	I know someone that has a perfect unit and it would supplement their income.	5/4/2026 5:01 PM
37	The exclusion of full size kitchen appliances is not acceptable. It forces those with more costly appliances to remove them for no apparent reason. It contributes to waste.If this is removed from the definition, than my answer would be yes.	5/4/2026 4:52 PM
38	Too much impact on neighborhood	5/4/2026 4:31 PM
39	No we need permanent year round housing. Most hotels and motels now have a mini fridge and micro!	5/4/2026 4:22 PM
40	why set limits on the size of the house, or say you can not have a kitchen? Not logical	5/4/2026 3:09 PM
41	Hosted preferred	5/4/2026 12:57 PM
42	Need clarification on what is a Guest house?-- is this the same as a second dwelling on said property? A full kitchen should not exclude a VHR permit. Maximum size should be 1600 sq. ft. Are there minimum sizes for guest houses identified? 1200 sq ft. included?	5/4/2026 10:39 AM
43	Also no because it doesn't make any sense it's still singly out the real question single family homes and it's not fair why add more Vhrs to possible already existing vhrs. Also believe guest houses should be left to help rent out to the long term rental market as this also benefits locals to have a better option to rent.	5/4/2026 8:25 AM
44	The square footage should be 1600sq ft, and there should be no limit on bedrooms or kitchen appliances	5/3/2026 8:01 PM
45	Every neighborhood that has this type of rental property has had issues with the renters clogging the streets with too many cars and disrupting the peace after 10pm.	5/1/2026 5:32 PM
46	I think 2 bathrooms maximum instead of 1 should be allowed. I'm a fan of more bathrooms in general	4/30/2026 4:28 PM
47	If this is the best we can do, but it really should be less restrictive.	4/30/2026 1:47 PM
48	Yes, again this does not impact the neighbors and given the expenses of living up here it's a way for homeowners to be able to help off set their cost.	4/30/2026 10:01 AM
49	With occupancy limits	4/30/2026 6:12 AM
50	Homeowners and renters in neighborhoods should not have to put up with the noise and parties at these vacation rentals. Noise ordinances are not enforced.	4/29/2026 9:12 PM
51	I am strongly opposed to the proposal to allow detached Guest Houses to be used as VHRs. Adding detached units into the VHR pool increases neighborhood density and creates significantly more potential for noise and parking issues outside the main residence. It is completely contradictory for the county to claim it is worried about overcrowding—as shown by the restrictive 500-foot buffer requirements—while simultaneously proposing to allow additional detached structures to be rented out as separate vacation units on the same property. Instead of 'adding' more rental types like Guest Houses, the county's focus should be on giving everyone an equal opportunity to use their primary home. We should be fixing the unfair buffer rules that single out people with less than five acres before we even consider expanding VHR rights to detached secondary structures. The priority must be fairness for all current homeowners, not expanding the program for a select few.	4/29/2026 5:33 PM
52	GREED is behind this. Get businesses out of residential neighborhoods. We never wanted to live next a motel. We hate the excessive noise, too many cars, and having to deal with unauthorized parties & weddings, and people looking into our yard & disturbing our sleep. We shouldn't have to be on alert, nor have to call the sheriff for excessive, late-night noise. If we try to sell to get away from this nightmare, we will have to disclose the existence of the VHR next door & will lose money in the sale because of it. NOBODY wants to live next to an VHR, so why are they allowed at all??!!	4/29/2026 4:14 PM
53	640sf is too restrictive ,allow up to 750	4/29/2026 3:59 PM
54	Not in a previously constructed home, it is not fair to the neighbors to have small homes encroach up to the property line.	4/29/2026 3:23 PM
55	especially for those that are just looking for sleeping arrangements	4/29/2026 2:07 PM
56	why limit kitchen appliance size? I've seen guest houses bigger than my own house in some of	4/29/2026 11:40 AM

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the places we've rented. instead limit occupancy by lot size and structure size

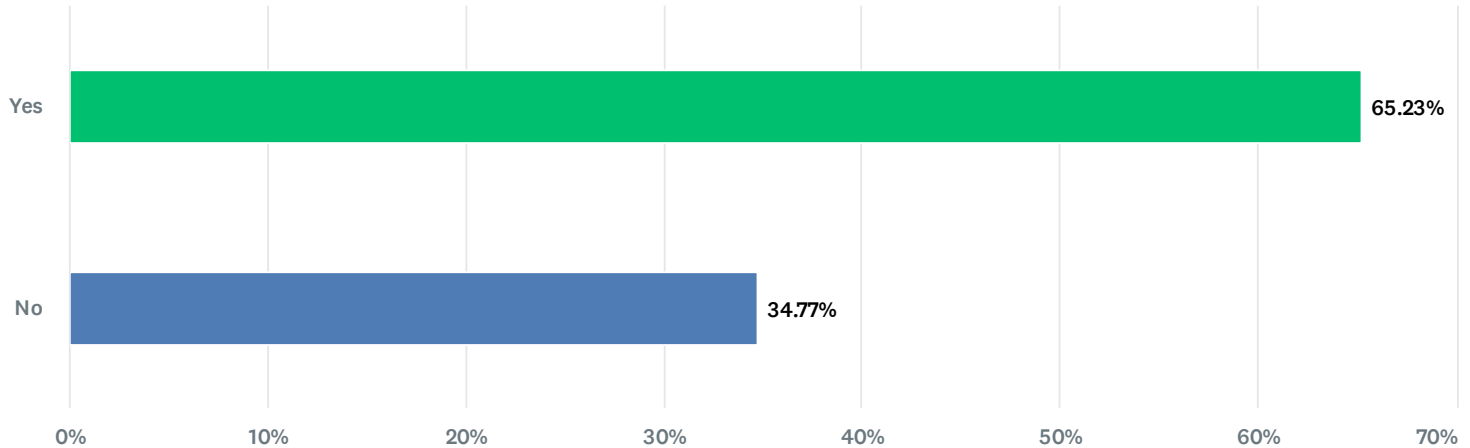
57	same opinion as above	4/29/2026 11:34 AM
58	Max size should be increased	4/29/2026 9:45 AM
59	Why would size or type of kitchen appliances matter?	4/28/2026 10:18 PM
60	See comment on question one	4/28/2026 8:57 PM
61	All units should be allowed to operate as a VHR without a maximum square footage or appliance restrictions. Total overstep of your duties. Stop being greedy and getting involved in people's business!	4/28/2026 8:57 PM
62	NO NO NO. Remove the current 500 ft buffer excludes taxpaying residents. Your proposals are biased to favor existing VHRs and exclude others.	4/28/2026 8:26 PM
63	I feel this is too restrictive as it relates to bed/bath/appliance/square footage. I believe these restrictions effectively eliminate most secondary guest houses people might have on their property. If the owner occupies the same property, they have a vested interest related to hosting responsible guests.	4/28/2026 7:33 PM
64	What does a full size kitchen even have to do with this? It absurd overreacting.	4/28/2026 3:54 PM
65	Seems like this will encourage construction of temporary houses that would not ever be suitable to be used as long term housing.	4/28/2026 3:45 PM
66	But no restrictions on kitchen, bedrooms baths. Etc.	4/28/2026 3:41 PM
67	Long Term rentals are needed in the area. Not more STR.	4/28/2026 3:14 PM
68	They need to be allowed as a FULL GUEST HOUSE, not your random limits still infringing on people's basic rights. Guest house, full kitchen.	4/28/2026 3:02 PM
69	quit micro-managing property rights of citizens	4/28/2026 2:28 PM

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Q4

348 responses

BuffersFor parcels five acres or larger, the recommendation is to remove the existing 500-foot buffer from legally existing VHRs and establish a new 500-foot buffer between the VHR structure and the closest neighboring property structure. Buffers would need to be verified using Google Earth measurements, or by a licensed surveyor if the tree canopy prevents a clear Google Earth measurement.Do you support this change?



RESPONSES (0)

WORD CLOUD

TAGS (0)



Filter: by tag ▼

by sentiment ▼



No responses yet

#	COMMENTS (OPTIONAL)	DATE
1	There are other buffers such as trees and other vegetation, slopes and more that should also be considered adequate buffers.	5/17/2026 8:03 PM
2	Ban all VHRs. Return housing to locals	5/16/2026 9:43 PM
3	This provision is asinine and discriminatory. It will ultimately be defeated in court and the county will be subject to damage once it is. Remove this provision altogether.	5/15/2026 2:22 PM
4	I dont' support any buffer.	5/15/2026 1:36 PM
5	Will the County go as far as requiring all properties to be owner occupied and restrict all rentals?	5/15/2026 1:30 PM
6	I don't support the buffer and I don't support this recommended change. The buffers should be removed completely. The buffers do not make sense in Somerset which is a winery area where properties are 5+ acres and a tourist destination. The lack of County support for the local economy and its residents is shocking.	5/14/2026 5:19 PM
7	Are the counties surveyors untrusted and map inaccurate this whole time? How many large parcels are actually affected by the current 500-foot buffer that have parcels 5-acre or larger? Should people that don't have large parcels be punished for not being able to purchase a larger piece of land?	5/11/2026 3:11 PM
8	Remove buffer for properties 3 acres or more	5/10/2026 10:58 PM

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9	The buffer should be scalable based on parcel size, not only benefit lots that are 5 acres or more. The buffer should be reduced for 2 acre, 3 acre and 4 acre lots as well. Additionally, the buffer should be measured between structure locations and not lot lines. This should apply to any size lot.	5/10/2026 10:53 PM
10	Are you saying to change from VHR to another VHR structure would be 500ft? Or VHR to the next structure (house/residence) would be 500ft. I recommend neither. I would like it to be a case to case basis for placement of another VHR and do away with the distance allotments.	5/8/2026 6:54 PM
11	No buffers are needed in any situation	5/8/2026 4:07 PM
12	This appears to say that the 500 ft buffer between 2 VHRs would change to 500 ft between a VHR and any other structure. I think it should be 500 ft between 2 VHR structures, or remove the buffer altogether. Parcel size should be irrelevant, as parcel shapes can be very different.	5/7/2026 3:52 PM
13	The issue stems from short term rentals being managed by owners that do not reside on the property. We live on our property an manage the Property ourselves. We make it crystal clear that no loud a boisterous activity will not be tolerated. Our VHR is a JADU attached to our home. It is on 2.5 acres with no other VHRs within two miles of us.	5/7/2026 10:01 AM
14	This is confusing.	5/6/2026 2:57 PM
15	The buffer rule should be removed ENTIRELY. It is completely counterproductive to reducing disturbances. Creating a buffer encourages VHRs to be spaced out everywhere, clustered VHRs affects less neighbors. This rule needs to be reassessed and removed.	5/6/2026 1:17 PM
16	This doesn't solve the problem I heard expressed. What was being expressed was some understanding that large parcels should not be limited to one rental if they have plenty of space from other short term rentals. If the concern is being too close to another VHR, then keep that language. Maybe it should be 500 feet from any other VHR regardless of being on the same or different parcels.	5/6/2026 11:20 AM
17	With the limited number of guests I believe this is unnecessary; this would eliminate most short term rental opportunities. We live on 2 acres and our neighbors are not impacted by our potential short term rental at all.	5/6/2026 8:50 AM
18	the 500 ft buffer must be removed before any changes are made	5/5/2026 11:46 PM
19	Should remove the 500 foot buffer PERIOD - no restrictions	5/5/2026 3:52 PM
20	Please reduce the buffer to 200 feet. 500 ft is too long to be of any help on a 5 acre parcel.	5/5/2026 3:47 PM
21	Structure to structure on larger parcels ok	5/5/2026 11:14 AM
22	Nowhere does it actually address non-compliance	5/5/2026 10:56 AM
23	With the additional stipulation that the neighboring structure is one that is inhabited by human beings rather than animals, so Barnes or chicken coops would not count toward the definition of structure	5/5/2026 10:46 AM
24	You are losing the forest for the trees. In your quest to grab income from VHRs you are driving full time residents out. We have lost 3 full time residents in our block of nine nearest neighbors in the past 3 years. The income lost from losing full time residents cannot be made up with part time rentals. Quit ruining our neighborhoods in your quest for quick dollars	5/5/2026 10:31 AM
25	Maybe if the neighboring property is given priority - ex. if they decide to build a structure closer to the VHR, it should cancel their permit.	5/5/2026 9:19 AM
26	It provides more flexible lodging in rural centers without using local and state mandates of affordable housing or adu implementations. It is a clear separation of the two.	5/5/2026 9:15 AM
27	But the ENTIRE 500 foot buffer is NOT FAIR and should be abolished like it is in SLT, cap the TOTAL number of VHRs and eliminate the 500 foot buffer rule. It's not fair. Also the economy and home prices escalate greatly BENEFIT from MORE VHRs	5/5/2026 9:03 AM
28	seems to me that if the google earth measurement is close enough, why require a surveyor?	5/5/2026 6:40 AM
29	We need housing for permanent residents, not vocational rentals. There are impacts to near neighbors and you can't think that will reduce the impact.	5/4/2026 10:28 PM
30	Should define tourist areas within the lake zone like Santa Cruz does for its coastal areas. No	5/4/2026 8:33 PM

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limit on VHRs for navigable-water-fronting properties.

31	Keep the buffers for all parcels	5/4/2026 7:54 PM
32	This is ridiculous. What studies are you using to draw this conclusion? Also, how can you verify this survey isn't completed by the same person, multiple times? This is not a valid tool for an unbiased legal survey.	5/4/2026 7:27 PM
33	Same logic. Use existing regulations to limit impact on neighbors. The county should have no business telling property owners what to do. This might be different in Rancho cordova, but this is a rural community that people come to to be left alone from government meddling. Btw, I don't have a VHR but am sympathetic with those who do.	5/4/2026 5:50 PM
34	This is totally unclear. This survey was a waste of time.	5/4/2026 5:09 PM
35	Makes sense	5/4/2026 5:01 PM
36	Noise travels way more than 500 ft	5/4/2026 4:31 PM
37	I don't understand the change or difference?	5/4/2026 4:22 PM
38	No, setback should be 200 feet and only be applicable with multiple(3) complaints or more.	5/4/2026 10:39 AM
39	No because it's not fair how could it be allowed based on your property acreage the whole buffer should be removed. The reason I say this is as long as the occupancy and noise control has rules like in our neighboring cities around Tahoe do people follow rules. These other communities are still kept pretty clean and the crowds are much smaller which prevent big parties or events from happening which is the major cause here. I don't see how as an owner it's fair to allow some to have a Vhr or not depending on how many acres you have makes no sense. The best solution is to strictly enforce rules as quiet time, keep properties clean, the two adults per bedroom, single family homes only, put a cap on how much properties can a Vhr and it will no longer feel like you cant ever have a Vhr. Like I said this solution has worked. Time appreciate it and thanks for taking time on this matter.	5/4/2026 8:25 AM
40	Buffers shouldn't matter on larger parcels	5/3/2026 8:01 PM
41	County does not have the enforcement capacity for regulating residential areas that will be impacted by a larger number of VHRs	5/3/2026 6:30 PM
42	500 feet is not enough to buffer these party houses and the noisy people that rent them.	5/1/2026 5:32 PM
43	Keeping away from the neighbors (potentially) seems best. If you don't mind having the structure closer to your house, that's on you.	4/30/2026 4:28 PM
44	This is a maybe, it would depend on how the 5 acres was set out. Also, existing structures should be grandfathered in.	4/30/2026 10:01 AM
45	Should be at least a 500 foot buffer between all VHR regardless of parcel size. My property on Plumas Circle is surrounded on all four sides by VHRs. I believe I'm the only property in all of Meyers that's completely surrounded by VHRs I don't know who let this happen with the zoning but it's terribly unfair. On a busy weekend I am surrounded by 50 vacation renters often breaking the rules and destroying my right to peaceful enjoyment of my property. There should be new VHR zoning restrictions implemented to correct this issue	4/30/2026 2:51 AM
46	We need vacation rentals OUT OF neighborhoods. They are too loud and disturb residents. As someone who lived by a vacation rental I want these gone. People can use hotels that in in an appropriate zone for noise and coming and going at all hours.	4/29/2026 9:12 PM
47	This regulation doesn't seem to take into consideration any topographical features (like change in elevation) that affect noise and sight lines, nor does it differentiate between open car port parking structure on a slope, and a habitable structure.	4/29/2026 5:59 PM
48	The 500 foot buffer is arbitrary and does not take into consideration topography and other elements that separate properties. There should be a method for individual review in cases where properties have natural physical separation that reduces impact to neighbors	4/29/2026 5:47 PM
49	I am concerned that this recommendation creates an unfair double standard based on property size. By allowing a structure-to-structure measurement only for parcels over five acres, the county is essentially singling out smaller property owners. Residents with fewer than five acres should be entitled to the same measurement standards to ensure the rules are applied	4/29/2026 5:33 PM

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equitably to all citizens, regardless of their land's acreage It is unfair to grant relief to large landowners while maintaining strict, exclusionary buffers for those with less than five acres. The City of South Lake Tahoe has already proven that a buffer-free system combined with a hard permit cap is a fairer way to manage VHRs. The current county recommendation creates a tiered system of property rights where smaller homeowners are penalized. I urge the Board to adopt a consistent, city-modeled approach that treats all residents equally, regardless of their acreage, by removing the 500-foot property-line buffer for everyone.

50	Buffers are still needed. EXCESSIVE NOISE carries. Get businesses out of residential neighborhoods.	4/29/2026 4:14 PM
51	VHR's shouldn't be allowed in less than 5 acre parcels.	4/29/2026 3:23 PM
52	Train up your reps	4/29/2026 2:29 PM
53	too much control over individuals properties is a socialist regime attedute	4/29/2026 2:07 PM
54	both of these should be reduced even more, 500 feet is ridiculous. That's 8x the length of my entire house!	4/29/2026 11:40 AM
55	I just think if half the world has 2 houses and uses one of the as a str,the other half of the world has no place to live.	4/29/2026 11:34 AM
56	The county will turn into mini hotels. Again, not enforceable	4/29/2026 7:09 AM
57	Yes. It should be the distance between dwellings, not property lines.	4/29/2026 2:10 AM
58	See comment on question one. Thank you for the opportunity to voice my opinion's and concerns. I appreciate it!	4/28/2026 8:57 PM
59	This allows for neighbors to choose for individuals and not for themselves. There are protocols for damages and issues with Airbnb which will compensate for any damages. There's no reason for you to stick your nose in other people's business.	4/28/2026 8:57 PM
60	The EXISTING 500 ft buffer should FIRST be removed entirely before considering any other changes are considered. It is harmful. It prevents legitimate VHR use of existing properties. Your current proposals load up properties and continue to harm adjacent properties to benefit only existing VHRs. It is asinine to even consider any changes until the existing "buffer" is removed. Also consider that Placer County has no such restriction so these policies harm ED county residents along the west shore. Remove the existing 500 foot buffer now.	4/28/2026 8:26 PM
61	This would really only benefit 2 of the countys worse violators of the current ordinance.	4/28/2026 6:04 PM
62	not sure	4/28/2026 5:13 PM
63	No vacation home rentals in residential neighborhoods at all.	4/28/2026 4:50 PM
64	Using Google Earth as a measurement is not adequate. Would have to be measured and signed off by an actual site engineer.	4/28/2026 3:45 PM
65	Yes. Now do the cannabis ordinance set back. From grown not property line.	4/28/2026 3:41 PM
66	The 500 foot buffer only makes sense for cities and clustered homes. Once again, this blanket rule is the county overstepping and causing more harm than good. Also, fire Kevin Hart. You know he's a problem.	4/28/2026 3:02 PM
67	you better have a warrant before you start using Google Earth to go after people	4/28/2026 2:28 PM