

Public Comment #20
BOS Recd. 5-10-24

From: BOS-District V
Sent: Wednesday, May 8, 2024 4:17 PM
To: BOS-Clerk of the Board
Subject: FW: VHR Survey

Follow Up Flag: Follow up
Flag Status: Flagged

Public Comment #20

Lisa Watson

Assistant to Supervisor Brooke Laine
El Dorado County Board of Supervisors
530.663.3094 cell
530.621.6577 Placerville Office
530.573.7918 Tahoe Office
bosfive@edcgov.us

From: tim.friend@yahoo.com <tim.friend@yahoo.com>
Sent: Friday, April 5, 2024 11:12 AM
To: BOS-District V <bosfive@edcgov.us>
Subject: VHR Survey

Dear Supervisor Laine,

Thank you for all your work on the VHR proposal. My name is Tim friend and I met you at the VHR meeting a few weeks ago. As I mentioned to you, we own a VHR right behind the "Hoarder House" on Oneidas St. in SLT that you are working to get abated. I want to thank you for your work taking care of that situation.

We have put a lot of time and money into our home to make it better and safer. Recently, we spent \$9,000 to cut down 25 trees. In late March we had a Defensible Space Inspection and received NO violations. The VHR owners that I am aware of are very responsible and want to make a positive impact on the SLT region. We like to spend time at our House when it is not rented, which also helps the local economy.

I agree with the local VHR Managers in their fair and well thought out analysis of the proposal.....

What we like about the report:

- Emphasis on enforcement
- Commitment to collecting data and making decisions supported by data
- Minimizing police involvement in VHR enforcement
- Shutting down unpermitted operators

- Removing Local Contact as a primary point of contact, and go through central system / team first
- Establish a hosted rental program
- Closing TOT loophole allowing unpermitted homes to rent on Airbnb
- Eliminating allowance of outside firepits
- Requiring daytime occupancy to be same as overnight occupancy
- County collaborating with community / ongoing committee

Concerns we have, and why:

- Lack of research, data, and validation to support these changes
- Feels excessive, and one sided, especially without first prioritizing a central enforcement effort and validating the problem
- Exempt kids should be age 13 and under, like Placer County, not 5 - especially if reducing number of adults allowed
- Do not like reducing +2 adults
- Tenants, with homeowner approval, should be allowed to operate a hosted rental (like in the City)
- Hosted rentals should be allowed more occupancy than suggested
- Arbitrarily dismantling 'clusters' is scary consideration and no indication doing so will appease neighborhood problems

What we would like the County to know and consider:

- VHRs are critical component of local economy and job market
- VHR's is a preferred way for group and family travel
- Tahoe's economy relies on tourism
- Tahoe's neighborhoods have always been transient, and with lots of vacancy
- VHR managers asked for a reduction in clustering radius from 500 feet to 350 feet
- Bad VHR's, bad complaint management and lack of enforcement is the problem
- Dedicate TOT to fund local enforcement unit and other basin initiatives like roads and affordable housing

- Implement and expand exemption requests for max 14 occupancy and other occupancy circumstances
- Allow exemption request for other situations, like moratorium preventing VHR owner from increasing occupancy

Sincerely,

Tim Friend

1625 Atroari St., SLT
(530) 208-7381

From: Lisa D. Watson
Sent: Wednesday, May 8, 2024 4:03 PM
To: BOS-Clerk of the Board
Subject: FW: Response to VHR Recommendations

Follow Up Flag: Follow up
Flag Status: Flagged

Public Comment on item #20

Lisa Watson

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From: BOS-District V
Sent: Monday, April 8, 2024 5:10 PM
To: Kris Linnquist <kris@linquist.net>
Subject: RE: Response to VHR Recommendations

Thank you for providing your feedback on the VHR Advisory Committee Recommendations. It will also be included as part of the public comment for the agenda item on May 14th.
Thank you!

Lisa Watson

Assistant to Supervisor Brooke Laine
El Dorado County Board of Supervisors
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From: Kris Linnquist <kris@linquist.net>
Sent: Monday, March 18, 2024 10:03 AM
To: BOS-District V <bosfive@edcgov.us>
Subject: Response to VHR Recommendations

Kristopher Linnquist
560 Camino Dr
Santa Clara, CA 95050

VHR Address: 2079 Raccoon Trl, Pollock Pines

18 March 2024

Supervisor Brooke Laine
El Dorado County Board of Supervisors

Dear Supervisor Brooke Laine,

I hope this letter finds you well. I am writing to you as a vacation rental permit holder in El Dorado County, specifically outside the Tahoe basin. I have reviewed the recommendations presented by the Vacation Home Rental (VHR) Advisory Committee and would like to express my concerns regarding several points that I believe could have unintended consequences for property owners like myself.

- **Geographical Concerns:** Firstly, I wish to highlight the broad sweep of the committee's recommendations, which seem primarily driven by issues within the Tahoe basin. While I understand the necessity to address those concerns, my property is located outside this area, and it seems disproportionate to apply the same stringent measures to regions with differing circumstances.
- **Local Contact Requirement (from Section 1, 4, C):** The recommendation to require owners to designate a new local contact after two violations within 18 months could be easily exploited. A more reasonable approach would be to necessitate a new local contact only if the existing one fails to respond appropriately to complaints. This adjustment would safeguard owners against potential abuse from frequent complainants and ensure that the focus remains on effective resolution of issues.
- **Maximum Occupancy Changes (from Section D, 3):** The proposed elimination of the "+2" in the occupancy calculation reduces flexibility without a clear justification. My property, for example, has three bedrooms plus a large bonus room, perfectly accommodating larger family groups while still adhering to noise, fire, and parking regulations. The communal aspect of VHRs, where families can stay together, is a significant advantage over traditional hotel accommodations and should not be undermined without compelling reasons.
- **Noise Monitors:** Implementing noise monitors for properties like mine, which is situated on several acres without close neighbors, seems excessive. The absence of clear noise thresholds further complicates this requirement. Indoor noise regulation, in particular, feels invasive, especially when the property's secluded nature already mitigates the potential for noise disturbance.
- **Snow Removal (from Section 7):** My property is at a lower elevation with less frequent snowfall, making a mandatory snow removal contract both impractical and economically unsound. A more nuanced approach, considering geographical and elevation differences within the county, would be more appropriate. Furthermore, I have neighbors that assist me in clearing snow when it does fall. Rather than specifying *how* snow gets removed, perhaps the regulations should simply state that the home must be made as accessible as practically possible during periods of snow.
- **Septic Systems (from Section 8):** While I agree with the importance of adequate septic systems, the blanket requirement for permits and inspections across all VHRs seems to be an overreach, particularly for properties like mine with minimal occupancy rates.

In conclusion, while I support the Committee's intent to regulate and improve the VHR program, I believe that some recommendations may not fully consider the diverse nature of properties and regions within El Dorado County. I respectfully request that these concerns be taken into account to ensure fair and effective regulation that recognizes the varying circumstances of VHR properties.

Thank you for your time and attention to these matters. I am more than willing to engage in further discussions to find a balanced and fair approach to VHR regulations in our county.

Sincerely,

Kris Linnquist

Permit 073664 / TOT# T62666 (5 years hosting, zero violations)

<https://www.airbnb.com/h/motoretreat>

