

Public Comment # 16
BOS Recd. 10-18-24

From: Mark Remelman <mremelman.home@gmail.com>
Sent: Thursday, October 17, 2024 3:54 PM
To: Brooke Laine
Cc: BOS-District V; Brendan Ferry; BOS-Clerk of the Board
Subject: One additional comment on the VHR / HHR proposed code update
Attachments: Additional Comment-VHR-HHR-Code_change10172024.pdf

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Brooke,

Attached please find my thoughts about a potential problem with the proposed code update for VHR / HHR. If not addressed could get the update thrown out in court.

Best Regards,
Mark Remelman
510.673.1270 cell

G. Mark Remelman
1530 Aztec Way
South Lake Tahoe, CA 96150
510.673.1270,
mremelman.home@gmail.com

October 17, 2024

El Dorado County BOS

Attn: Brooke Laine

brooke.laine@edcgov.us

cc: bosfive@edcgov.us, brendan.ferry@edcgov.us

I am writing this follow-up letter in response to the VHR regulations update, which was discussed at the 10/15/2024 BOS meeting in South Lake Tahoe. One of the modifications of the proposed regulation was pertaining to the definition of Guest House and 2 sinks. That discussion with Brendan Ferry made me realize you are creating a problem with the wording of the parking issue, which also elicited many complaints / remarks.

In the updated regulations, you are specifying the number of required parking spaces (I understand why) but you are also specifying the type of parking space (Impervious Surface). I questioned Lisa about this after the meeting. She indicated that coming into compliance would be a condition of obtaining a permit.

I believe there are two problems with that approach:

- 1) Your code update is inconsistent with the current TRPA regulations (they allow semipervious parking spaces now). Of course, where TRPA regulations are involved, they tend to be a moving target. The fix would be the same as the two sinks issue / Guest house definition, point to the TRPA regulation on parking, don't be specific on the parking surface.
- 2) I am sure you are aware that there are houses in the older sections of South Lake Tahoe that Pre-Date the creation of the TRPA, as such they are grandfathered in and are not required to have a paved driveway. Many are gravel, stones or just dirt. The owners of these houses may want to become a licensed HHR, however, as written your parking restriction would require them to become compliant with current TRPA regulations (or your original words), which would require the pulling a building permit, adding a driveway is a significant impact to the environment. Should this be the case, then you can no longer make the CEQA exempt statement in your regulation update. (The statement below is from your draft proposal)

Section 2.

Compliance with California Environmental Quality Act.

The Board of Supervisors finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(b) and (c), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and because it is not a project as defined in CEQA Guidelines section 15378, as it has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternatively, the Ordinance is exempt from CEQA under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that this Ordinance or its implementation would have a significant effect on the environment.

Respectfully,

G. Mark Remelman

G. Mark Remelman

From: a b <fishcbt@yahoo.com>
Sent: Thursday, October 17, 2024 4:25 PM
To: Brooke Laine; Lisa D. Watson; John Hidaahl; George Turnboo; Wendy Thomas; Lori Parlin; BOS-Clerk of the Board
Subject: Vacation rental private roads

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Once again vacation renters have no respect to private roads/property. As you can see in the attached pictures there is damage to are newly paved private road (Dobson way) caused from a vacation renter. Since all of use pay property taxes just like homes on public county roads when should we expect to see the repairs done on are road ? The county is receiving money from the vacation rental but yet expect us home owners to maintain the road for the county to make money.

Again another reason that vacation rentals need to be no longer allowed on private roads

Thank you for you time



