

Public Comment #37
BOS Recd. 3-6-23

From: Jody Pratt <queenpigdog@gmail.com>
Sent: Friday, March 3, 2023 4:35 PM
To: BOS-Clerk of the Board
Subject: VHR comment

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To the Board members: I am a full time resident of South Lake Tahoe, living in the unincorporated area.

Please do not consider eliminating the cap on VHR permits. Our residential areas are already overrun with VHRs, both permitted and unpermitted.

Our community would be better served by charging higher fees to permitted VHRs, and using those funds to help provide better enforcement of our current regulations, as well as as oversight and accountability for unpermitted VHRs, which currently avoid paying their share of TOTs.

Lowering the cap on VHR permits would reduce the quality of life in our neighborhoods. Let's work together to ensure that our County provides a high standard of living for all residents.

Thank you for your consideration in this matter.

Jody Pratt
3033 Jacarillo Trail
South Lake Tahoe

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Jody z Pratt

From: Tim Coolbaugh <timsresort@att.net>
Sent: Saturday, March 4, 2023 1:38 PM
To: BOS-District V; BOS-Clerk of the Board
Subject: 3-7-23 Item 23-0436 VHR Clustering

Dear Brooke,

I see there will be some discussion on the VHR ordinance this week. As you know, our group, Residents For Tahoe has been active on this topic. We are very concerned with the amount of clustered VHR's that have no end in sight. Yes, the 500 foot rule prevents future clusters, but there is no mechanism to eliminate those that exist. As part of future adjustments to the VHR ordinance, we would propose a way to further thin these out. Today I spoke with a resident on my street that is still surrounded by VHR's, and has to limit her small children from looking out their own window when there is a hot tub party going on in plain sight. This should not be, ever, and definitely not a regular occurrence. These residents are fed up and at their wits end, and need some meaningful relief from VHR's, that are specifically excluded from existing in this neighborhood by the CCR's they agreed to when they purchased the property. Yet the County keeps handing out permits.

The clusters need to be broken up. We see this as one of a few ways. 1. First come- first served. Oldest stays. No more within 500 feet. 2. Lottery- one wins, the others are gone. 3. When the renewal date comes up, if there is another within 500 feet, you are out.

These clusters are not going away on their own accord, because they have become a valuable commodity, a full on tourist accommodation business, at the expense of the neighborhood's peaceful enjoyment of their property. We think this is a reasonable request, for others have suggested complete elimination.

Sincerely,
Tim Coolbaugh
Meyers

From: M Bird <sailbirds2000@gmail.com>
Sent: Sunday, March 5, 2023 7:09 AM
To: BOS-Clerk of the Board
Subject: Comment for BOS meet 3.7.23

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I'm concerned about the proposed removal of the vhr cap. The argument in favor seems only to consider the (successful?) clustering aspect rather than the total load on our portion of the county. We still struggle with tourists getting stuck, lost or otherwise challenged, our stores are emptied, our infrastructure is taking a beating, our roads are over run and residents no longer have any "time off" from the 24/7 promotion of our unique, environmental wonder. Are these concerns being considered? What's being done to address these remaining issues arising from VHR proliferation.

TIA

From: BOS-District V
Sent: Sunday, March 5, 2023 4:28 PM
To: BOS-Clerk of the Board
Subject: FW: VHR agenda for Tue, Mar 7, 2023

public comment

Lisa Watson

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

From: Jeffrey Spencer <jlm Spencer@outlook.com>
Sent: Saturday, March 4, 2023 8:41 PM
To: BOS-District V <bosfive@edcgov.us>
Subject: VHR agenda for Tue, Mar 7, 2023

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Dear Supervisor Laine and members of the Board.

I am writing to oppose any loosening of a cap or anti-clustering of the current ordinance. In fact, it would be better to enforce the current ordinance and increase the fines for illegal operations. The impacts to local residents has been apparent.

The legal definition of tourist accommodation unit means a room or suite of rooms rented as non-residential lodging.

The Tahoe Regional Planning Agency (TRPA) created the concept of a Tourist Accommodation Unit (TAU) as part of its 1987 Regional Plan. The TRPA staff report from 2011 suggested these commodities were created to establish a cap on the number of tourist units in the Basin and to encourage the redevelopment of existing units to achieve certain environmental gains. Tourist Accommodation Units are currently defined in TRPA's Code of Ordinances as "One bedroom, or a group of two or more rooms with a bedroom, with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis."

Trip generation and traffic issues are a high concern. CEQA and TRPA both require projects to be reviewed on a case-by-case basis so that all factors can be considered. The nationally recognized Institute of Transportation Engineers (ITE) Manual illustrates that trips generated can range from less than six trips per day for condominium style projects, and nine trips per day for single-family residential. While the TRPA is concerned with reducing Vehicle Miles Traveled (VMT) their lack of controlling the impacts via issuance of TAUs has done the reverse. My observation is that each VHR has 2 to 4 cars and they all leave and return at various times of the day. With each VHR unit, that multiplies the congestion our mountain roads were not designed for. The current funding for our roads does not cover the repairs needed from the impacts.

While private property rights are proclaimed as the imperative, owners forget that cities and counties hold the police power of planning and zoning to prevent conflicts and preserve an owner's right to quiet enjoyment. In the legal

definition above, it states "non-residential." Yet we are converting zoned residential areas into accommodations. This common sense contradiction should guide decisions alone. The jurisdiction lies with the County to enforce zoning laws.

Please take these facts into consideration when deciding on this important topic and issue.

Jeffrey Spencer
2648 Wailaki St
South Lake Tahoe CA
916-595-2571

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Aubrie Sell <aubrie.sell@gmail.com>
Sent: Sunday, March 5, 2023 4:33 PM
To: BOS-District V; BOS-Clerk of the Board
Subject: Changes in VHR ordinance- Unincorporated South Lake communities Reference 3-7-23 item 23-0436

To the Board:

I am heartened to hear of a drop of VHRs under the proposed limit and would like to see that drop increase. This winter has been a difficult one, and the VHRs in our neighborhood have contributed to our hardships. As a full time local homeowner and preschool teacher, it has been difficult getting to work with unprepared out of towners stuck on our neighborhood streets and driveways. They have been leaving cars frozen in intersections, blocking plows and emergency vehicles, sledding down dangerous streets into traffic, and trespassing onto private property.

This lack of preparedness extends beyond the winter: fireworks and huge drunken parties in the summer, no foresight to observe Red Flag warnings with outdoor grills and fire pits, etc. I currently live within 500 feet of 3 large legal VHRs and several houses that serve as "revolving doors" of friends.

We deserve neighborhoods where children can play and residents can enjoy their own homes and backyards without being in the background of a TikTok video. We deserve to NOT have people unload their luggage onto our front porch and try to enter our home thinking it's their rental. We want the cap lowered further so the VHRs can be spaced out and eventually phased out. More than 2 per block is excessive, yet my neighborhood boasts so many that several are next door neighbors to two more VHRs. I would give you the exact count but the counties website is not working properly.

We want LESS VHRs, more VHR violation enforcement, and moderated tourism in family neighborhoods. Our neighborhoods are NOT a commercial zone, yet it is being treated as one by those in the pockets of VHR owners, the owners themselves, and the visitors that trash it.

Thank you.

Aubrie Williams

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-Aubrie Sell Williams

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From: BOS-District V
Sent: Sunday, March 5, 2023 5:35 PM
To: BOS-Clerk of the Board
Subject: FW: VHR Occupancy

Public comment

Lisa Watson

Assistant to Supervisor Brooke Laine
El Dorado County Board of Supervisors
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From: Don Kovach <don@ltecdrains.com>
Sent: Sunday, March 5, 2023 5:00 PM
To: BOS-District V <bosfive@edcgov.us>
Subject: VHR Occupancy

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Hi Brook,

I see there is a county VHR meeting Tuesday and I wanted to express some concerns and problems our neighborhood experiences all the time. I heard you mention the same problems in your neighborhood when you were running for supervisor. We have a VHR across the street, I'm the local contact, we've had renters have huge parties in the early evening where 30 people showed up, 12 cars parked in the street and a motorhome in the driveway, I received several complaints from the neighbors but I could not do anything about it because of the VHR ordinance. The house has a maximum of 10 people occupancy after 10pm but I am pleading with you to change that. Renters rent multiple VHR's in the area then have all their friends come over and party down, they know we can't do anything about it, the owner lives in the bay area and says she can't or won't put any cap on occupancy during the day. I could keep going with all the problems but I know you've experienced them all as

well. Anyway I really hope you can help us out, thank you and congratulations on your new position!

--

Don Kovach
General Manager
LTEC Surface Drains Inc
Tahoe Metal Designs
530-577-4417 / 530-318-2599

From: Patricia Ardavany <patriciaardavany@yahoo.com>
Sent: Monday, March 6, 2023 2:06 PM
To: BOS-Clerk of the Board; BOS-District I; BOS-District II; BOS-District III; bosfour@gov.us; BOS-District V
Subject: Change to ordinance regarding density of VHR's in Eldorado County

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To all Supervisors of District 5 of Eldorado County:

I strenuously object to any change in the above mentioned ordinance. The county neighborhoods are only two to three miles from the city limits of South Lake Tahoe. The perceived perception in this proposal, seems to mistakenly assume that only the County areas will be affected by this change and is grossly inaccurate.

There are very few services that are attractive to tourists in these residential neighborhoods and they already have to travel into the City of South Lake Tahoe for most of their shopping, dining, entertainment and automotive service needs. This would greatly add to our already stressed infrastructure in the city, especially in light of our long neglected road maintenance, lack of updated snow removal equipment and yearly full time personnel. Police enforcement of rules governing the use of these short term rentals has been and remains horrendously lacking. Many County residents find themselves surrounded by these businesses and are subjected to non stop revolving doors of strangers party noise, littering and trespasses on their properties. Naturally, this leaves residents obligated to call police to enforce what minimal rules are violated which may leave them open to retaliation by disgruntled renters.

In addition, there is also the problem of over tourism's negative impacts on our fragile ecosystems, disregard for wildlife and fire safety in this more rural area. This brings to mind the hours long traffic jam that occurred on Highway 50 during the evacuation of South Lake Tahoe during the Caldor fire. VHR's were continuing to be rented out in spite of the encroaching flames and poor air quality far too long before the final evacuation of the city. This was largely due to the management and owners of these short term rentals greed and not wanting to refund their clients money for a vacation that they wouldn't be able to enjoy. Some told their clients on the Stateline NV side that they didn't have to give them a refund because Stateline was not yet ordered to evacuate.

Furthermore, not only should strong Police enforcement of short term rental rules and Fire protection be increased, there should be a permanent moratorium on any new permits of any kind in the County for short term rentals. Many are masquerading as hosted rentals when the owners aren't present because they live out of town, or in some cases another state, and list another address as their residence. So much for enforcement of "hosted rentals".

It would be nice to see a response to the concerns of the citizens in your decision as opposed to the outside interests that obviously spent quite a bit of time and money on this flawed proposal.

Thank you,

Patricia Ardavany