

Brandy McMahon

From: Gary Spohr <gary@seattlegreenhomes.net>
Sent: Monday, June 10, 2019 10:11 AM
To: Lisa Burlison
Cc: Teri Ivaldi; Wendy Wood; Diana Turnbloom; cindygustafson (cindygustafson@placer.ca.gov); Gary Spohr
Subject: Short Term
Attachments: El Dorado County Short Term Rental Rules.pdf; Tahoe Donner - HomeOwners Association STR Rules and Enforcement.pdf; Roseville - STR Rules.pdf; Sacramento County STR Application and Rules.pdf; TRPA - Short Term Rental - Working Group.pdf; Short-Term Rentals _ Mountain Housing Council.html

Good Morning Lisa and Teri, thank you both for being so helpful to us and for arranging the meeting with Todd Leopold.

We believe we had a fantastic meeting with Mr. Leopold on Thursday June 6.

We suspect Mr. Leopold had been advised of our agenda on STR issue.

Wendy and I have personally worked with many CEO's, Presidents and Owners of companies. I believe Mr. Leopold figured out the problems in the first 30 minutes and started discussing solutions, this is fantastic. This is the way my wife and I have worked for many years in business.

I am happy to help Cindi in any way, to set up STR rules, regulations and enforcement.

When our neighborhood was assaulted by Mr. Kackley's STR up the hill from our personal residence it set in motion a full court a desperate need for rules, regulations, and enforcement.

Unfortunately local compliance and law enforcement was overwhelming unhelpful and naïve.

We are personal friends with Diana Turnblum and she had been complaining for years about Mr. Kackley's out of control STR's in the Talmont area. Until we were hit in the face with Mr. Kackley STR we did not fully understand how bad this situation really was.

We believe that there are only 10% of the STR's that are problematic. However, that is the same reason we have laws and law enforcement for everything else, it is that 10%

Because of this assault on our neighborhood I started doing research. I have attached the following to assist Placer County's efforts to implement rules, regulations and enforcement.

1. El Dorado County STR Rules: in our opinion these are the best set of rules, regulations and enforcement. We know the authors and believe they wrote these with real knowledge of the STR problems over a 4-5 year period. There is no reason to reinvent the wheel. Just takes these rules and apply some of the enforcement from the other communities and you have your rules with enforcement. Enforcement is the key. Doug Jastrow's and Revenue service is currently asking the BOS for property lien rights for STR TOT noncompliance. Just add on enforcement for violations for STR rules and regulations. However, Revenue Services should not be creating STR rules of behavior, there sole focus is money collection, we understand. This should be operated by the compliance office in Tahoe City. There needs to be a very good manager, and 800 number, staff, and a 'Mission Statement' However, according to the citizen authors of these rules there is no enforcement in El Dorado County.

The belief is, there is no enforcement because local law enforcement feels it is 'below them' and no monies were allotted to staff the code compliance office.

This needs to be a 2-4 person staff that is schedule for 3 shifts, 24 hours, and 7 days a week.

I would assume a compliance officer is about \$80,000 per year with benefits?. Assuming 3 people and a vehicle and misc. expense, a cost of about \$400,000 per year. The budget could be achieved by charging an annual STR registration fee of \$200.00 Assuming the current registered STR's at 3000 this raises \$450,000.

This same annual operating permit can be revoked with a certain number of violations, I would make it 2-3. Along with code violations this is your ultimate enforcement tool. Then is a STR owner operates without a permit the fine is \$3-5,000. This would then turn into a lien on the property which Host can help facilitate.

2. <https://hostcompliance.com/short-term-rental-ordinance-development-and-consulting-services/> this is a link to the Host Compliance Web Page, resources and consulting. This is a classic Business School model for problem solving and specifically for STR's. We have spoken with the local Host Compliance officer and the Host Compliance CEO. They are more than willing to help you set up the rules and regulations.
3. Tahoe Donner: this is a recently set up program for controlling STR's. I have spoken with their full time compliance officer through their 800 number. I believe enforcement may be to lax to begin with because it has to go through the HOA board. Per the enforcement officer, this is 'just the start to control an out of control problem'!!
4. Roseville: not a vacation community but they saw a problem. The program is very well written and the author is willing to help Placer.
5. Mountain Housing Council: this study gives various recommendation for STR's rules and regulations. Unfortunately even TRPA thinks it sound ambiguous and does not fully address that there is an STR problem. I also believe that many of its authors had their own agendas.
6. TRPA – Placer has 11 to 37 building permits allotted by TRPA every two years. I would assume these are an important review generator for Placer These allocation have a 'performance review criteria' One of the performance review criteria will be how the county is insuring there is 'neighborhood compatibility' with STR's.

TRPA has established a working group. Because many of the surrounding TRPA communities are not addressing the STR problem TRPA is going to set up penalties for the communities regarding inability to addressing the STR's problem. I believe TRPA is in their rights having given Placer two reports cards on how they were addressing STR's and the their grades were unacceptable.

Due to the outrage over STR's, that has been communicated to TRPA, they are looking at a way to penalize Placer for not meeting the 'neighborhood compatibility' and General Plan criteria for vacation rentals and STR's

I will reach out to Cindi for a meeting and please call me with any questions or comments.

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Seattle Green Homes

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or fictitious name. A certificate issued to a corporation shall designate such corporation by the exact name which appears in the articles of incorporation of such corporation.

- D. *Transfer.* A registration certificate is transferable from one person to another, and is valid only for the specific instruments and if the instruments are to be used at a fixed location for the specific location for which it is issued. Replacement of specific instruments shall be allowed without a new certificate being required.
- E. *Delinquency.* Any person failing to renew a registration certificate on or before January 31 of each year shall be required to pay an additional sum equal to 50 percent of the registration fee as a penalty for any such delinquency. Any person failing to obtain a registration certificate or pay the annual registration fee within 30 days of beginning to use any weighing or measuring instruments for commercial purposes at a new location, or to use any new or seasonal weighing or measuring instruments for commercial purposes shall be required to pay an additional sum equal to 50 percent of the registration fee as a penalty for any such delinquency.

(Code 1997, § 5.54.040; Ord. No. 3416, § 1(part), 1984; Ord. No. 3509, § 1, 1985; Ord. No. 4037, § 3, 1989; Ord. No. 4247, 1992; Ord. No. 4347, 1994)

CHAPTER 5.56. - VACATION HOME RENTALS^[13]

Sec. 5.56.010. - Title.

This chapter shall be referred to as the Vacation Home Rental Ordinance.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.020. - Applicability.

The provisions of this chapter apply only within the unincorporated area of the County. All requirements, regulations, and standards imposed by this chapter are intended to apply in addition to any other applicable requirements, regulations, and standards imposed elsewhere in this Code. Vacation home rentals in operation outside of the jurisdictional boundaries of the Lake Tahoe Basin shall be required to obtain a vacation home rental permit at the time of application for or renewal of a business license to operate a vacation home rental. The provisions of the section shall apply to all vacation rentals except where there is a primary owner in residence during the rental period. This section does not apply to hosted rentals or bed and breakfast inns, which are regulated by Section 130.40. Vacation rentals shall not be permitted in non-habitable structures, within accessory or second dwelling units, in structures or dwellings with County covenants or agreements restricting their use including but not

limited to affordable housing units, agricultural employee units, farmworker housing, or farm family units. Tents, yurts, RVs, and other provisions intended for temporary occupancy are not allowed as a part of a vacation rental.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.030. - Definitions.

For purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section, except where the context clearly indicates a different meaning:

Local contact means a local property manager, owner, or agent of the owner, who is available to respond to renter and neighborhood questions or concerns, or any agent of the owner authorized by owner to take remedial action and respond to any violation of this chapter.

Loud and raucous noise means:

1. The human voice, any record, or recording thereof when amplified by any device whether electrical, mechanical, or otherwise to such an extent as to cause it to unreasonably carry on to public or private property or to be heard by others on residential property or public ways within the County.
2. Any sound not included in the foregoing which is of such volume, intensity, or carrying power as to interfere with the peace and quiet of persons upon residential property or public ways within the County in accordance with Chapter 9.16—Noise.

Managing agency or agent means a person, firm, or agency representing the owner of the vacation home rental, or a person, firm, or agency owning the vacation home rental.

Operator means the person who is proprietor of a transient lodging facility, whether in the capacity of owner, lessee, sub-lessee, mortgagee in possession, licensee, or any capacity. Where the operator performs his or her functions through a managing agent of any type or character, other than an employee, or where the operator performs his or her functions through a rental agent, the managing agent or the rental agent shall have the same duties as his or her principal. Compliance with the provisions of this chapter by either the principal or the managing agent or the rental agent shall be considered to be in compliance by both.

Owner means the person or entity that holds legal and/or equitable title to the private property.

Person responsible for event means the owner of the property where the large party, gathering or event takes place, the person in charge of the premises, and/or the person who organized the event. If the person responsible for the event is a minor, then the parents or guardian of minor will be jointly and severally liable for the fines imposed for the special security assignment.

Private means intended for or restricted to the occupants and/or guests of his or her vacation home rental; not for public use.

Vacation home rental means one or more dwelling units, including either a single-family, home, duplex, or single condominium unit rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.040. - Purpose of chapter.

The Board of Supervisors of the County finds and declares as follows:

- A. Vacation home rentals provide a community benefit by expanding the number and type of lodging facilities available and assist owners of vacation home rentals by providing revenue which may be used for maintenance upgrades and deferred costs;
- B. County staff has responded to numerous complaints involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic congestion, illegal vehicle parking, and accumulation of refuse at vacation home rentals which require response from police, fire, paramedic, and/or other public personnel;
- C. The provisions of this chapter are necessary to prevent or mitigate the continued burden on public services and impacts on residential neighborhoods posed by vacation home rentals.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.050. - Vacation home rental permit requirements.

No owner of a vacation home rental shall rent that unit for 30 consecutive calendar days or less without a valid vacation home rental permit for that unit issued pursuant to this chapter. A separate permit shall be required for each vacation home rental. The permit requirements of this chapter are in addition to any business license, hotel/motel tax registration, any other permit, or licensing requirements. However, at the discretion of the County, the processing of permits required under this chapter may be combined with the processing of business licenses, transient occupancy tax registration, any other permit, or license process administered by the County. The County shall prescribe forms and procedures for the processing of permits under this chapter.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.060. - Agency.

Code of Ordinances An owner may retain an agent, representative, or local contact to comply with the requirements of this chapter, including without limitation, the filing of an application for a permit, the management of the vacation home rental, and the compliance with the conditions of the permit. The permit shall be issued only to the owner of the vacation home rental. When construing and enforcing the provisions of this chapter, the act, omission, or failure of any agent, representative, or local contact person acting for or employed by an owner, shall in every case be deemed also the act, omission, or failure of the owner.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.070. - Application for vacation home rental permit.

An application for a permit shall be filed with the County prior to use of the property as a vacation home rental. Permit applications shall be on the forms provided by the County and shall contain the following information:

- A. The name, address, and telephone number of the owner of the vacation home rental for which the permit is being issued;
- B. The name, address, and telephone number of the agent, representative, or local contact for the owner of the vacation home rental;
- C. The number of bedrooms and approximate habitable square footage in the vacation home rental, and the maximum allowable number of overnight occupants;
- D. Acknowledgment that all designated bedrooms meet all local building and safety code requirements;
- E. A diagram and/or photograph of the premises showing and indicating the number and location of designated on-site parking spaces;
- F. Evidence of a valid business license issued by the County for the separate business of operating the vacation home rental, unless the operation of the vacation home rental is otherwise exempt from the requirement of a business license under the express provisions of this Code. An application for a permit under this chapter may be made concurrent with an application for a business license. If concurrent applications are made, a permit under this chapter shall not be approved unless the application for the business license is also approved;
- G. Evidence of a valid transient occupancy tax registration certificate issued by the County for the vacation home rental. Such registration may be filed concurrently with the application for a permit under this chapter;
- H. Acknowledgment that the owner, agent, and local contact person have read all regulations pertaining to the operation of a vacation home rental;
- I. Certification of the accuracy of the information submitted and agreement to comply with all conditions of the permit;

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A bedroom is a room that is designed to be used as a sleeping room and for no other primary purpose and shall comply with the following:

- a. Bedrooms shall have at least one operable window or door approved for emergency escape or rescue that opens directly into a public street or yard. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. Escape or rescue windows shall have a minimum net clear openable area of five and seven-tenths square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor. Homes built in 1976 or earlier comply if the window sill height does not exceed 48 inches, the openable area is at least five square feet and no openable dimension is less than 22 inches;
 - b. Bedrooms shall have a ceiling height of not less than seven feet six inches, except as provided in this section. When exposed beam ceiling members are spaced at 48 inches or more on center, ceiling height shall be measured to the bottom of the deck supported by these members, provided that the bottom of the members is not less than seven feet above the floor. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof. No portion of the room measuring less than five feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof. If any room has a furred ceiling, the prescribed ceiling height is required in two-thirds area thereof, but in no case shall the height of the furred ceiling be less than seven feet;
2. Noise. Occupants and/or guests of the vacation home rental shall not use or operate any outdoor spa or hot tub, create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct at any time between the hours of 10:00 p.m. and 8:00 a.m. The property owner shall ensure that the quiet hours and limits on outdoor activities are included in rental agreements and in all online advertisements and listings.
 3. Visitors. The number of people present in any vacation home rental shall not exceed the maximum occupancy designated in the vacation home rental permit for that property at any time between the hours of 10:00 p.m. and 8:00 a.m.
 4. Trash and Refuse. The owner of the vacation home rental shall comply with all the solid waste management provisions of Chapter 8.42—Solid Waste Management. In the Lake Tahoe Basin, the owner of the vacation home rental shall comply with the

5. Tahoe Basin Snow Removal. The owner of the vacation home rental shall notify the occupants of their obligations to comply with all snow removal provisions of Chapter 10.12—Parking;
 6. Limit on Number of Residences or Structures per Parcel. Only a single family residence or a legally-established guest house meeting current standards shall be used as a vacation rental. Parcels containing multiple residences, units, or habitable structures may only be used as vacation home rentals subject to the granting of a conditional use permit.
 7. Fire and Life Safety Requirements. The following conditions shall be posted within the VHR and shall be in place prior to issuance of a VHR permit, subject to inspection:
 - a. Residential street address clearly visible.
 - b. Functional smoke alarms.
 - c. Functional carbon monoxide alarms.
 - d. Landline phone service installed if cell phone service is inadequate.
 - e. NFPA 13D Residential sprinkler system functional, if installed.
 - f. Portable fire extinguisher.
 - g. Windows in bedrooms are operable and do not have bars or other obstructions that prevent egress.
 - h. Extension cords are not used as permanent wiring for lights or appliances.
 - i. Outdoor fire areas and fire pits when not prohibited by State or local fire regulations, shall be limited to three feet in diameter, located on a non-combustible surface, covered with fire screens, and located no closer than within 25 feet of a structure or combustible material. Use of fire areas shall require a campfire permit issued by CALFIRE.
- B. The Board of Supervisors at a duly noticed meeting shall have the authority to impose additional standard conditions applicable to vacation home rentals as necessary to achieve the objectives of this chapter.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.095. - Advertisement requirements.

The owner shall include all of the following information in any online advertisements and/or listings for the vacation rental property:

- A. The VHR permit number;

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B. Conditional use permit number, if applicable;



- C. Number of bedrooms and maximum occupancy, not including children five or younger;
- D. Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;
- E. Notification that occupancy is limited to the maximum designated in the VHR permit between the hours of 10:00 p.m. and 8:00 a.m.; and
- F. The transient occupancy tax certificate number for that particular property.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.100. - Interior sign and notification requirements.

A copy of the permit and a copy of the conditions shall be posted in a conspicuous place within the vacation home rental. Additionally, each vacation home rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:

- A. The name of the managing agency, agent, property manager, local contact, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;
- B. The maximum number of occupants permitted to stay in the unit;
- C. The number and location of on-site parking spaces and the parking rules for seasonal snow removal;
- D. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property except from 6:00 p.m. of the day prior to trash pickup to 6:00 p.m. on the day designated for trash pickup and that failure to utilize the provided bear-resistant garbage can enclosure, unless otherwise exempted, is a violation of this chapter;
- E. Notification that occupants, may be cited and fined for creating a disturbance or for violating other provisions of this chapter;
- F. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this chapter;
- G. Notification if the source of drinking water at the vacation home rental is not a public water system; and
- H. Notification that occupants and/or guests of the vacation home rental shall not use or operate any outdoor spa or hot tub or create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct between the hours of 10:00 p.m. and 8 :00 a.m.

(Ord. No. 5092, 9-11-2018)
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Sec. 5.56.105. - Exterior sign requirements.

Each vacation home rental shall have signage posted on the property that is clearly visible and legible from the property line, containing the following information:

- A. The vacation home rental permit number;
- B. The name of the local contact and a telephone number at which that party may be reached on a 24-hour basis;
- C. The maximum number of occupants permitted to stay in the unit;
- D. All signage shall comply with font and size requirements established by County.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.110. - Parking.

All permissible uses shall comply with the County parking, driveway, loading standards, and seasonal snow removal regulations.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.120. - Noise.

All residential vacation home rentals shall comply with the following standards:

- A. It shall be unlawful for any person on residential property or a public way to make or continue, or cause to be made or continued, any offensive, excessive, unnecessary, or unusually loud, or raucous noise, or any noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others on residential property or public ways within the County.
- B. It shall be unlawful to allow, permit, encourage, organize, promote, conduct, or advertise any entertainment, game, show, exhibition, activity, amusement, gathering, or assembly of persons where there will be presented outdoor live or recorded musical entertainment without first obtaining a special use permit. Private events are allowed under the following provisions:
 - 1. The occupants and/or guests of the vacation home rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct;
 - 2. Parking resulting from the activity shall comply with the County parking, driveway, loading standards, and seasonal snow removal regulations.

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Compliance with this standard shall be in addition to compliance with all other provisions of this Code relating to nuisance, peace, and safety.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.130. - Certified local contact/owner responsibilities.

- A. Each owner of a vacation home rental shall designate a local contact. The local contact may be a professional property manager, realtor, property owner, or other designated person who is available 24 hours per day, seven days per week during all times that the property is rented, and has access and authority to assume management of the unit and take remedial measures. An owner of a vacation home rental who resides within 30 minutes travel distance from the vacation home rental may designate himself or herself as the local contact. The local contact shall be required to abate a nuisance relating to noise, trash, or parking within 30 minutes after being notified of the existence of a potential violation of this chapter.
- B. The owner or owner's agent must immediately notify the County in writing upon a change of local contact or the local contact's telephone number. This notification will be on forms prescribed by the County. The revised permit will not extend the renewal date of the vacation home rental permit, and will be issued for a fee not to exceed the cost of issuance. The name and 24 hour contact information of the local contact shall be made available to the public. The changes must be posted on both the interior and exterior signage of the vacation home rental within ten days of any change of contact information.
- C. For all permits issued or renewed after January 1, 2019, the local contact shall have successfully completed a training course and achieved a qualifying score on a county-administered certification test. Once certified, the local contact will not be required to become re-certified, but must continue to comply with all provisions set forth in this section, including timely reporting of all complaints and their resolutions, in order to remain certified. There may be one or more local contacts for a given VHR, however, the phone number on record to be used to report initial complaints shall be valid to reach an available certified local contact. Operation of a vacation rental without a valid certified local contact, or without a valid contact phone number shall be considered a violation of this section.
- D. The owner or the owner's agent, representative, or local contact for the VHR is responsible for the following:
 - 1. Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.

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2. Obtaining the name, address, and contact information for each renter age 18 or over;
3. Providing the renters a written copy of occupancy limits for overnight and daytime hours, quiet hours, any parking restrictions including for snow removal, trash pick-up day and bear box instructions, requirements for campfire permits, and all other rules and regulations, and that should any violation of this chapter occur, that fines may be imposed in accordance with Sections 5.56.150 and 5.56.200.
4. Obtaining formal, written acknowledgement from all renters over the age of 18 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, that fines may be imposed in accordance with Sections 5.56.150 and 5.56.200. This information shall be maintained by the local contact for a period of one year from date of occupancy and be made available upon request of any officer of the County responsible for the enforcement of any provision of this chapter or any other applicable law, rule, or regulation pertaining to the use and occupancy of the VHR.
5. Being available by phone in case of complaints and being available to respond on-site if necessary to resolve complaints that are in violation of this chapter in accordance with Section 5.56.150(A).

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.140. - Enforcement, violation and penalties.

- A. Failure of an owner or renter to abide by any of the provisions of this chapter shall constitute a violation subject to imposition of the penalties specified in Subsections B, C and D of this section. Fines will be imposed on the party deemed responsible for the violation. Violations such as failure to obtain proper permits, provide local contact response, comply with advertisement or signage requirements, or provide required trash, fire, or life safety equipment shall result in fines and penalties being imposed on the owner. Violations of occupancy limits, quiet hours, hot tub use, or other nuisance requirements shall result in fines being imposed on renters.
- B. The fine for violations specified in Subsection A of this section shall be as follows:
 1. For the first violation within any 18-month period, the fine shall not exceed \$500.00;
 2. For a second violation within any 18-month period, the fine shall not exceed \$750.00;
 3. For a third violation within any 18-month period, the fine shall not exceed \$1,000.00.
- C. A permit may be suspended after enforcement staff has responded to the property, and such response has resulted in at least one violation on each visit, three times within any 18-month period. The suspension shall not exceed six months.

Code of Ordinances D. A permit may be revoked in accordance with the provisions of Section 5.56.150 after enforcement has responded to the property, and such response has resulted in at least one violation on each of four times within any 18-month period. An owner may petition the Hearing Officer for reinstatement sooner than 12 months after revocation.

(Ord. No. 5092, 9-11-2018)

Sec. 5.56.150. - Procedure for notice of violation and imposition of penalties: fine/suspension/revocation.

Notice of violation, and penalties, including: fines, suspension, and revocation of permits, shall be imposed only in the manner provided in this section.

- A. Initial complaints shall be directed to the certified local contact. The certified local contact shall be available 24 hours during all times when the property is rented, and shall be available by phone during these hours. Should a problem arise and be reported to the certified local contact, the certified local contact shall be responsible for contacting the renter and correcting the problem within 30 minutes, including visiting the site if necessary to ensure that the issue has been corrected. The certified local contact shall report any such complaints, and their resolution or attempted resolution(s), to the County within 24 hours of the occurrence. Failure to respond to complaints or report them shall be considered a violation of this section.
- B. If the issue continues or reoccurs following initial complaint to the certified local contact and code or law enforcement is contacted, enforcement staff shall investigate whether a violation has occurred. The investigation may include an inspection of the premises and may result in the issuance of an on-site citation by code enforcement if they deem such warranted. Sheriff reports, online searches, citations or documentation provided by members of the public including, but not limited to, signed declarations, photos, sound recordings and video may constitute proof of a violation. Should the investigation reveal sufficient evidence to support a finding that a violation occurred, the County shall issue written notice of the violation and intention to impose a penalty in accordance with this chapter. The written notice shall be served either by first class mail or by personal service on the owner. The written notice shall specify the facts which, in the opinion of the County, constitute sufficient evidence to establish grounds for imposition of the penalty and specify that the fine, or fine and suspension, or fine and revocation will be imposed 15 calendar days from the date of the notice unless the owner files with the County the fine amount and a request for a hearing before the Code Enforcement Hearing Officer.
- C. If the owner requests a hearing within the time specified in Subsection A of this section, the County shall serve written notice of the date, time, and place for the

Sec. 5.56.190. Private actions to enforce.



- A. Any person who has suffered, or alleges to have suffered, damage to person or property because of a violation of this chapter may bring an action for money damages and any other appropriate relief in a court of competent jurisdiction against the party alleged to have violated this chapter. The prevailing party in any such litigation shall be entitled to recover reasonable litigation costs, including attorney's fees in an amount deemed reasonable by the court.
- B. Nothing herein shall be deemed or construed to create any right of action against the County or any of its officers, employees, or agents. The sole purpose and intent of this section is to create a right of action between private parties, entities, and interests, which are or may be impacted or affected by various aspects of vacation home rentals within the County.

(Ord. No. 5092, 9-11-2018)

< Sec. 3.40.050. - Levy and collection.

Title 6 - ANIMALS >



WHEREAS, Tahoe Donner Association (TDA) is an owners' association, as defined in California Civil Code section 4080, that owns and operates the Common Areas and performs other duties and obligations that are required of TDA under the First Restated Declaration of Covenants, Conditions and Restrictions for Tahoe Donner dated January 17, 1992, as amended (the "Declaration"); and

WHEREAS, Article 1 Section 38 and Article VIII, Section 1(a)(i) of the Declaration limit the use of residential lots within the Tahoe Donner community to "Single Family Residential Use", as defined; and

WHEREAS, Tahoe Donner is a mountain/resort community that is known for its scenic and quiet environment; and

WHEREAS, the close proximity of the residences within Tahoe Donner increases the likelihood that disruptive behavior by any resident or occupant will impact others residing in neighboring homes; and

WHEREAS, Short-term rentals (STRs) are considered any occupancy of a home for periods of less than thirty-one (31) continuous nights – a definition that is consistent with Town of Truckee Municipal Code definition (Code section 3.24); and

WHEREAS, a large number of properties within the Tahoe Donner Association are offered as short-term vacation rentals through Vacation Rental Agencies and/or Vacation Rentals by Owner or through other agencies or by other methods, i.e. websites; and

WHEREAS, Article III, Section 7, of the Declaration empowers the Board to adopt rules and regulations relating to any matter that is within the regulatory jurisdiction of the Association in order to implement the purpose and intent of the Declaration and to promote the peace, health, comfort, safety and general welfare of the residents and Owners of Lots and homes in Tahoe Donner (as stated in Article III, Section 6(a) of the Declaration); and

WHEREAS, the TDA Governing Documents prohibit conduct, which violates statutes, ordinances and laws, which includes Short -Term Rental ordinances of the Town of Truckee; and

WHEREAS, some activities associated with short-term rentals, such as over-crowding of properties and excessive parking, have been determined to interfere with the quiet enjoyment of residents in the Association and to create nuisances; and

WHEREAS, Article VIII, Section 1(c) of the Declaration prohibits activities which would unreasonably disturb any other Owner's or tenant's enjoyment of his or her Lot or the use and enjoyment of the Association's Common Areas and Common Facilities; and



WHEREAS, the need to adopt Rules relating to STRs has been confirmed in numerous opportunities for public comment, including a 45-day public comment period per Article III, Section 7(b), and in discussions by the Tahoe Donner Board of Directors; and

WHEREAS, short-term rentals constitute a business activity, conferring a financial benefit to the owner-
lessor, and;

WHEREAS, owners who rent their homes have an obligation under the Declaration to manage their property in a manner that avoids adverse impacts to the residential nature and ambiance of the Tahoe Donner community, and;

WHEREAS, the transitory nature of occupants of short-term rentals makes enforcement of TDA rules more difficult than with owner-occupied properties and long-term rentals; and

WHEREAS, short-term rental tenants need to be informed of TDA rules and the Owner or owner's representative needs to be informed of rule violations by the tenants, so the Owner can cure the violations, and

WHEREAS, the goal of the Short-Term Rental Property Rules is to avoid the disruption of neighborhoods by prohibiting the rental of homes to more tenants than the home can reasonably accommodate and the parking of more cars than the property's garage and driveway can contain; and
WHEREAS, the goal of implementing this policy, and rules is to modify the behavior of the renters to be more respectful of the rights of other residents in the community and to remind renters of their obligations to adhere to the Association's rules and regulations, and to create a peaceful environment during their occupancy of a home in Tahoe Donner; and

WHEREAS, the TDA incurs costs in dealing with short-term rentals as a result of the need to respond to violations of the Association TDA Governing Documents and Rules by short-term renters and owners;

NOW, THEREFORE, under the authority of the Board to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the express powers of the Association for the peace, health, comfort, safety or general welfare of the Owners, the following Short-Term Rental Rules are hereby adopted effective January 1, 2019:

COVENANTS RULES CONCERNING SHORT-TERM RENTALS:

Short-Term Rentals: Short-term rentals ("STRs") are residential properties in the Tahoe Donner development that are offered for rent or lease for one or more terms of less than thirty-one (31)



register with the TDA administrative office to operate a short-term rental property within the Tahoe Donner. An annual registration fee may be imposed. Disclosure of the total number of bedrooms (as historically disclosed in rental advertisements) is required. Within 60 days of the effective date (January 1, 2019) of these STR Rules, all existing owners of STRs must register. An Owner must register within 30 days of commencing a short-term rental program. To register, an Owner must provide evidence of a current Transient Occupancy Registration Certificate (Ordinance 2004-08) issued under the Town of Truckee Transient Occupancy Tax program.

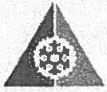
Real-Time Contact: As a condition of registration, the Owner must provide, among other details to be specified in the Registration, contact information for up to three (3) live persons, having authority to address any nuisance issues at the property. At least one contact person shall be available to respond 24 hours a day/7 days a week within 45 minutes of being notified of any complaint of a violation(s) of TDA rules ("Contact Person") when functioning as an STR. Representative nuisance issues that are often associated with STR rentals include (i) an excessive number of vehicles at the property; (ii) vehicles parked in violation of the TDA parking rules; (iii) excessive noise; and (iv) physical altercations.

Complaint Response: When functioning as an STR, within 45 minutes of notice by TDA regarding a nuisance activity complaint at an STR, the Contact Person must contact the TDA office (530) 414-8166. Within 45 minutes of contact by TDA regarding a complaint, the Contact Person must respond at the property in person OR by telephone to a responsible adult occupant at the property and shall attempt to cure the condition or activity that gave rise to the complaint.

Compliance and Notification: All Owners, renters, and vacation renters must comply with all provisions in the TDA Governing Documents and rules including provisions which prohibit "nuisance" behavior and set forth rules concerning vehicles, trailers, motorhomes, camping, parking and use of the TDA Common Areas and Common Facilities. (C&R Article VIII)

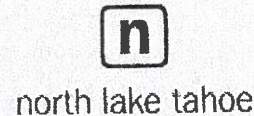
Owners must provide a list of applicable Tahoe Donner rules, made available by TDA and posted on www.tahoedonner.com, to STR renters at the time of their booking and advise them of the obligation to follow the rules. A copy of the rules must be available in the residence. Owners are required to provide renters a copy of the Tahoe Donner Emergency Evacuation Map and to have this information prominently posted in the residence. It is required the Owner obtain an acknowledgement from the principal STR renter that they have reviewed the rules and agree to comply with them. (CC&R Article II, Section 3(a))

Occupancy: When functioning as an STR, no residence may be (i) advertised to house or (ii) be occupied by more than two (2) people per bedroom plus four (4) additional people total. Children



Parking: when functioning as an STR, the number of parked vehicles shall not exceed those spaces available in garages and on the driveway of the property. There is no parking on unpaved areas of Lots. Parking in the street may constitute evidence that "increased parking" as prohibited in the Business Activity rule has occurred.

Short-Term Rental Violation Enforcement: In the event TDA determines that a potential violation of these STR Rules or any other Association Rules when the residential property is functioning as an STR, has occurred, the owner will receive a Notice of Hearing as provided in the Rules Enforcement Procedures. When functioning as an STR, violations of this rule set include (1) failure to register as required, (2) failure to respond to a nuisance activity complaint, (3) not providing the tenant with the required information, (4) exceeding occupancy limitations occupancy and (5) exceeding parking limitations, in addition to all other rules such as they apply to all residents, guests and tenants: in such event if a violation is found, TDA may impose fine(s) in accordance with the standard, published fine schedule that is in effect at the time of the violation.



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ORDINANCE NO. 6029

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.25 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SHORT TERM RENTALS AND AMENDING SECTION 2.26.020 OF CHAPTER 2.26 OF TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING THE BOARD OF APPEALS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.25 of Title 4 of the Roseville Municipal Code is hereby added to read as follows:

4.25.010 Purpose and intent.

It is the purpose of this chapter to provide rules governing the issuance of permits and the establishment of operational restrictions for short-term rentals of dwellings within the City of Roseville. The intent of this chapter is to ensure that the operation of these short-term rentals are consistent with existing local, State or Federal laws, statutes, rules or regulations.

4.25.020 Permit required.

It is unlawful for any person to advertise, maintain, or operate a short-term rental of a dwelling in the City of Roseville without a permit required by this chapter. A short-term rental permit may not be issued for both a single family dwelling and accessory dwelling unit on the same parcel.

4.25.030 Term and scope of permit.

A short-term rental permit issued under this chapter shall expire twelve (12) months from the date of issuance, unless revoked or suspended earlier. The permit authorizes the permittee to conduct only such services as is described in the permit and in accordance with the terms and conditions of the permit. It is unlawful for a permittee or other responsible person to violate the terms and conditions of the short-term rental permit.

4.25.040 Definitions as used in this chapter.

For purposes of this chapter, the following definitions apply:

- A. "Accessory Dwelling Unit" has the same meaning as in Section 19.08.080(A).
- B. "Advertisement" means any method used to solicit interest in the rental including, but not limited to, internet-based listing or hosting services.
- C. "Single Family Dwelling" has the same meaning as in Section 19.08.080(F).
- D. "Finance director" means the director of the finance department or designee.
- E. "Lodger" means a person to whom a person is providing lodging for compensation.
- F. "Parcel" means property assigned a separate parcel number by the Placer County Assessor.

G. "Permittee" means the property owner to whom a short-term rental permit is issued.

H. "Person" means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability company or combination of the above in whatever form or character.

I. "Primary residence" means the single family dwelling in which the permittee resides for at least one hundred eighty-three (183) days during the calendar year.

J. "Property owner" means the owner of the property on which the short-term rental exists or their agent authorized to rent the short-term rental.

K. "Short-term rental" means any single family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis. A short-term basis is thirty (30) calendar days or less to the same person.

4.25.050 Application and renewal of short-term rental permits.

A. A property owner may apply for a short-term rental permit by filing an application with the finance director. The application must be on a form approved by the finance director and may require any information or documentation consistent with the provisions of this chapter. The permit application shall be on a form furnished by the city and signed by the permittee. Such application shall include, but not be limited to, the following information:

1. Name, address, and telephone number of permittee;
2. Name, address, and 24-hour telephone number(s) of permittee and secondary point of contact, if permittee is not located onsite;
3. Floor plan, parking location(s), copy of business license, and proof of insurance;
4. Any supplemental information which the finance director finds reasonably necessary to determine whether to approve a short-term rental permit.

B. To renew a short-term rental permit, the permittee shall file an application with the finance director that complies with section A above. The application must be submitted no later than thirty (30) calendar days prior to the short-term rental permit expiration date. Untimely applications to renew short-term rental permits are subject to a late penalty in the amount established by resolution of the city council.

C. Knowingly making a false statement of fact or knowingly omitting any information that is required in an application for a short-term rental permit shall be grounds for denial of a permit.

4.25.060 Permit fee.

Every permit application shall be accompanied by a nonrefundable short-term rental permit application fee as established by resolution of the city council, as may be amended from time to time. This application fee shall be in addition to the city's business license tax, transient occupancy tax, and any other license, permit fee, or penalty fee imposed by local, State or Federal laws, statutes, rules or regulations.

4.25.070 Registry required.

A. Every permittee within the City of Roseville shall keep a register containing the following information for each person who stays at the short-term rental, and shall maintain such register for a period of eighteen (18) months:

1. Name;
2. Address;
3. Vehicle year, make, model, color;
4. License plate;
5. State in which the vehicle is registered;
6. Date of arrival;
7. Date of departure;
8. Number of guests;
9. The amount of rent paid by lodgers for each night of lodging.

4.25.080 Performance standards.

A short-term rental shall be subject to the following conditions and criteria:

- A. No permittee shall, for compensation, provide lodging for more than six (6) people at any time in a short-term rental.
- B. No permittee may rent both a single family dwelling unit and an accessory dwelling unit on the same parcel. It is the intent of this section that only one dwelling be rented on a short-term basis per parcel.
- C. All eligible short-term rentals shall be located on a parcel developed with the permittee's primary residence and shall not be rented for more than one-hundred and eighty-two (182) days per year as a short-term rental.
- D. Prior to issuance of a short-term rental permit, the permittee shall notify all owners of property, as shown on the most recent secured assessor's roll, within two hundred (200) feet of the permitted short-term rental involved in the application. The notice shall be in writing and contain the location of the short-term rental and the contact information for the permittee and the permittee's designated secondary contact.
- E. The permittee or designated secondary contact must be able to be onsite and respond to any complaints within thirty (30) minutes of notification, regardless of time of day.
- F. All parking associated with the operation of the short-term rental shall be onsite or located in front of the subject parcel.
- G. A permittee shall post a copy of the short-term rental permit in a conspicuous place in each room in which a lodger is expected to sleep.
- H. All persons operating a short-term rental shall identify the city short-term rental permit number in any advertisement for that rental.
- I. No permittee shall allow any conferences, weddings, fundraisers, or similar gatherings at the short-term rental. Additionally, no permittee shall allow any special event that would otherwise require a city permit.
- J. No permittee shall post on the exterior of the short-term rental or the parcel where the short-term rental exists, any sign or writing visible from the exterior of the short-term rental indicating that the dwelling is available for rent.
- K. All short-term rentals shall comply with any and all Federal, State, and/or local laws, including without limitation all zoning requirements and the California Building Standards Code and Fire Code, as adopted by the City of Roseville.

4.25.090 Suspending, revoking, or conditioning a short-term rental permit.

- A. The finance director may suspend, revoke, or condition any short-term rental permit if the permittee has violated any provision of this chapter.
- B. Additionally, upon issuance of any permit, the finance director may limit the permit by any condition reasonably necessary to preserve the intent and purpose of this chapter.
- C. The conditions that the finance director may impose on the short-term rental permit include, but are not limited to:
 - 1. Requiring the permittee to remain at the short-term rental during certain hours while guests are present;
 - 2. Reducing the number of guests that are allowed to lodge at the short-term rental;
 - 3. Reducing the number of days in a year that the permittee is allowed to provide lodging;
 - 4. Reducing the number of vehicles that may park at the short-term rental.

4.25.100 Grounds for denying a short-term rental permit.

The finance director may deny an application for a short-term rental permit for any of the following reasons:

- A. The application is incomplete;
- B. The application contains a false or misleading statement or omission of a material fact;
- C. The short-term rental or permittee is currently in violation of, or under investigation for violation of, any local, State or Federal laws, statutes, rules or regulations;
- D. The short-term rental or permittee has been found to be in violation of any provision of any applicable local, State or Federal laws, statutes, rules or regulations;
- E. The property owner or occupants of the short-term rental have been found to be in violation of any applicable local, State or Federal laws, statutes, rules or regulations;
- F. The permittee or the property owner is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental property including, but not limited to, transient occupancy taxes;
- G. If a short-term rental permit for the dwelling was ever revoked or suspended;
- H. The operation of a short-term rental is a threat to the public health, safety, or welfare; or
- I. Any required application fee or renewal fee has not been paid.

4.25.110 Appeal of action on permit.

- A. Any permittee may appeal the finance director's decision to deny, suspend, revoke, or condition a short-term rental permit by submitting a written notice of appeal to the finance director within fourteen (14) calendar days from the date of service of the notice of decision.
- B. The appeal hearing shall be conducted by the board of appeals.

C. Upon receipt of any appeal filed pursuant to this section, the finance director shall transmit the appeal to the city attorney's office, who shall schedule the appeal hearing within forty-five (45) calendar days, or as soon thereafter as is practicable.

D. The city attorney's office shall provide a notice of the appeal hearing to the appellant. The notice shall be in writing and contain the date, time, and location of the appeal hearing. The notice shall be provided to the appellant at the address shown on the appeal at least fifteen (15) calendar days prior to the date of the hearing.

E. Only those matters or issues specifically raised by the appellant in the written notice of appeal shall be considered in the appeal hearing.

F. If such appeal is not received within fourteen (14) calendar days, the decision of the finance director shall be final.

4.25.120 Hearing required—Exception.

A. A permit issued pursuant to this chapter may be suspended, revoked, or conditioned immediately upon the finance director's determination that the immediate suspension of the permit is necessary to protect the public health, safety, or welfare.

B. If a permit is immediately suspended pursuant to subsection A, the permittee subsequently may request a hearing pursuant to Section 4.25.110.

4.25.130 Violations.

A. Violation of any provision of this chapter may be charged as an administrative citation, misdemeanor, or infraction, at the discretion of the city attorney. It is unlawful for any person to operate a short-term rental without complying with the provisions of this chapter.

B. Violations of this chapter are hereby declared to be a public nuisance. Additionally, a public nuisance may be deemed to exist if operation of the short-term rental results in:

1. More than one response to the parcel, property, and/or short-term rental, from law enforcement officers during the term of the permit;
2. Disruption to the free passage of persons or vehicles in the immediate neighborhood;
3. Excessive noise, as defined by Section 9.24.150 of this code, which is disturbing to people of normal sensitivity on adjacent or nearby property or areas open to the public; or
4. Any other impacts on the neighborhood or public generally which are disruptive of normal activity in the area.

C. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any other criminal, civil, or administrative remedy or penalty authorized by, or set forth in, the Roseville Municipal Code. None of the penalties or remedies authorized by, or set forth in, the Roseville Municipal Code shall prevent the city from using any other penalty or remedy under State statute which may be available to enforce this chapter or to abate a public nuisance.

4.25.140 Severability.

The provisions of this chapter are hereby declared to be severable. If any section, sentence, clause, phrase, word, portion or provision of the ordinance codified in this chapter is held invalid, or unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of said ordinance which can be given effect without the invalid portion. In adopting said ordinance, the city council affirmatively declares that it would have approved and adopted said ordinance even without any portion which may be held invalid or unenforceable.

SECTION 2. Section 2.26.020 of Chapter 2.26 Title 2 of the Roseville Municipal Code is hereby amended to read as follows:

2.26.020 Purpose.

The board of appeals shall hear appeals of decisions of the building official pursuant to Sections 16.04.110 and 17.08.530, appeals of decisions of the fire chief pursuant to Section 16.16.050, appeals of decisions of the environmental utilities director pursuant to Section 14.20.450, appeals of decisions of the chief of police pursuant to Section 9.45.260, and appeals of decisions of the finance director pursuant to Section 4.25.110. Members of the board of appeals shall also provide a pool of hearing examiners to sit on hearing panels pursuant to Sections 2.50.070 and 2.52.070 of this title.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 28th day of November, 2018, by the following vote on roll call:

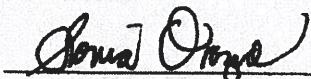
AYES COUNCILMEMBERS: Gore, Alvord, Herman, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Rohan


VICE MAYOR

ATTEST:



City Clerk

Planning and Environmental Review

Vacation Rental Permits

Purpose

Sacramento County issues Vacation Rental Permits to allow for short-term home and/or room rental services for **30 days or less**. The purpose of this permit is to implement operating conditions that will mitigate negative impacts, and to ensure that the use of the property for vacation rental purposes will be compatible with the surrounding neighborhood.

The vacation rental must remain an accessory use to your full time occupancy. Under no circumstance shall the vacation rental services become the primary use of the property.

Application Procedures

- › The property owner must submit a completed Vacation Rental Permit Application to the Planning Director along with the fee of \$270.66.
- › Upon receipt of the application, the Planning Director shall review the submitted material to determine its compliance with Section 6.5.6 of the Sacramento County Zoning Code.
- › If approved, the issued permit will be valid for **one year** from the date of approval. Once the permit has expired, a new Vacation Rental Permit must be attained to continue rental services.
- › After the permit has been approved, the applicant must apply for a business license with Sacramento County Department of Finance.

Contact

For additional information, contact Michelle Nagao, Associate Planner at nagaom@saccounty.net.



County of Sacramento
Office of Planning and Environmental Review (PER)
827 7th Street, Room 225
Sacramento, CA 95814
(916) 874-6141

APPLICATION FOR ACCESSORY VACATION RENTAL PERMIT

(Filed Pursuant to Sections 3.9.3 AA & 6.5.6 of the Sacramento County Zoning Code)
Application Fee: \$270.66¹

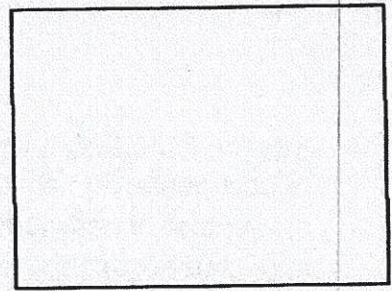
A Vacation Rental Permit is an administrative permit required to allow owners and/or residents of a single-family dwelling to rent room(s) or an accessory dwelling unit on a short term basis (30 days or less), **incidental** (i.e. accessory) to primary residency. A vacation rental permit cannot be issued for a vacant dwelling not being utilized as a primary residence. The purpose of this permit is to ensure compatibility of vacation rentals with surrounding neighborhoods and properties and to place conditions on the permit to avoid impacts of such uses (e.g., parking, noise, trash disposal, event control, etc.).

All Vacation Rentals shall be incidental to the primary residential use of the property.

Site Address	Applicant/ Property Owner
<hr/>	Name: <hr/>
<hr/>	Mailing Address: <hr/>
Parcel Number: <hr/>	<hr/>
Description of area to be utilized as vacation rental? (Number of rooms /location on property/number of beds). Please include a site plan and/or floor plans that illustrate your description.	Phone Number: <hr/>
<hr/>	Email: <hr/>
<hr/>	
<hr/>	
<hr/>	

¹ Current fee as of November 1, 2015. Please check the PER website for current fees at <http://www.per.saccounty.net/Pages/Planning-and-Environmental-Fees.aspx> or call (916) 874-6141
Application for Vacation Rental Permit (Revised 11/20/17)

County of Sacramento
Office of Planning and Environmental Review (PER)
827 7th Street, Room 225
Sacramento, CA 95814
(916) 874-6221



Section 6.5.6.D of the Zoning Code provides the findings County staff must make in order to grant a request for a vacation rental permit. Please answer the following questions. Attach additional sheets if necessary.

1. Section 6.5.6.D.2: Vehicles used and traffic generated by the vacation rental shall not exceed the type of vehicles or traffic volume normally generated by a home ("normal residential traffic volume" means up to 10 trips per day) occupied by a full-time resident in a residential neighborhood. ***How will you ensure vehicles associated with guests do not disturb the neighborhood (e.g., speeding, parking)?***

2. Section 6.5.6.D.3: Occupants and/or guests of the vacation rental shall not create unreasonable noise or disturbances, engage in disorderly conduct or violate the provisions of this Code or any state law pertaining to noise, collection and disposal of refuse, the consumption of alcohol or the use of illegal drugs. ***How will you ensure guests do not disturb neighbors? How will you mitigate unruly guests? What measures will be taken to avoid nuisances? Will there be a contract on the terms of the rental? If so, what are the consequences of violating those terms? Additionally, please provide property management details.***

3. Section 6.5.6.D.4: Overnight occupancy of vacation rentals will be limited to a specific number of occupants, and shall not exceed permitted occupancy loads. Occupancy load will depend on number of bedrooms and/or beds and applicable requirements of the Fire Code. (An expected occupancy is typically two individuals per bedroom.) **How many guests will be permitted to stay at the property? Please attach a detailed floorplan describing the configuration of sleeping arrangements.**

4. Please provide contact information (reachable 24 hours per day/ 7 days per week) in case of emergencies or complaints.

NOTICE:

- The use of the property for vacation rental purposes shall not alter the principal residential use of the property or adversely affect neighboring properties.
- The property shall be the applicant's primary residence.
- The property shall not exceed the occupancy of that which is typically associated with single family residential properties. (A maximum of two occupants per bedroom is typical)
- The use shall not result in more than 10 vehicle trips per day.
- The property shall not produce a level of noise or activity that adversely impacts neighboring properties.
- If approved, the vacation rental is only valid for one calendar year.

By signing below, I understand that upon the issuance of the vacation rental permit, conditions will be placed on the vacation rental regulating its operation. I confirm that I have read the above notice and understand the restrictions placed on vacation rentals by Sacramento County. I acknowledge that the vacation rental permit may be revoked if Code Enforcement, Sheriffs' or Planning and Environmental Review receive substantiated complaints; finally, I agree to pursue a business license through the Department of Finance once this permit is issued as required by Section 5.04.010 of the Sacramento County Code.

Signature: _____ Date: _____

Brandy McMahon

From: Gary Spohr <gary@seattlegreenhomes.net>
Sent: Monday, June 10, 2019 8:35 AM
To: Brandy McMahon
Cc: Wendy Wood; Diana Turnbloom
Subject: RE: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Good morning Brandy, great work, the web page is great.

Wendy Wood, Diane Turnblum, and myself meet with Todd Leopold the CEO of Placer County on June 6, 2019 to discuss the issue of no rules or regulations or enforcement in Placer County.

We believe he was made previously made aware of the issues but did not totally understand the full brevity of the STR issue.

After about 30 minutes, I think he got it, and he asked us how to solve the problem. He seems to be a very quick study with an excellent problem solving capability.

We gave him our ideas, which I will share with you in a BCC.

He asked us to work with Supervisor Cindi Gustafson, who we know very well from her TCPUD days. I will reach out to her today about working with us.

We are going to work with Mr. Leopold and his staff and Cindi and her staff.

I am not sure if Placer is aware of what TRPA is doing??

May I share this information with them as part of our effort to get Placer County to set up rules, regulations and enforcement as soon as possible.

Regards, Gary Spohr

From: Brandy McMahon <bmcMahon@trpa.org>
Sent: Friday, June 07, 2019 10:54 AM
To: sustaintahoe@gmail.com; Wendy Wood <wendy@seattlegreenhomes.net>; Gary Spohr <gary@seattlegreenhomes.net>; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; Amanda Ross <amandamgrossman@gmail.com>; janetmcdougall2020@gmail.com; allen@caltahoefire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <Brendan.Ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoecounty.us; HBeckman@placer.ca.gov; Jennifer Merchant <jmerchan@placer.ca.gov>; tdallaire@douglasnv.us; LouisCariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jHitchcock@cityofslt.us>
Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>; Shelly Aldean <shellyaldean@gmail.com>; Marsha Berkbigger <mlberkbigger@charter.net>; Brooke Laine <blaine@cityofslt.us>; Sue Novasel <novasel@aol.com>; Wesley Rice <wrice@douglasnv.us>; Larry Sevison <lpsviseon@sbcglobal.net>; Belinda Faustinos <belindaFaustinos@gmail.com>; Jim Lawrence <lawrence@dcnr.nv.gov>; Marja Ambler <mambler@trpa.org>

Subject: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hello,

I want to let you know that we have developed a webpage (www.trpa.org/short-term-rental-neighborhood-compatibility) for the proposed Short-Term Rental Neighborhood Working Group. We plan to post meeting dates, meeting materials, reports, and the final Work Program on the webpage. I also want to let you know that we accidentally listed Leona Allen twice as a proposed Working Group member. Leona is proposed to be one of the Neighborhood Group Members and Amanda Ross is proposed to be one of the Community Members.

If you have questions or comments, please feel free to contact me at (775) 589-5274 or bmcMahon@trpa.org. I look forward to seeing everyone next week.

Sincerely,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

From: Brandy McMahon

Sent: Wednesday, June 05, 2019 4:34 PM

To: sustaintahoe@gmail.com; wendy@seattlegreenhomes.net; gary@seattlegreenhomes.net; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; janetmcdougall2020@gmail.com; allen@caltahoefire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <brendan.ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoecounty.us; HBeckman@placer.ca.gov; Jennifer Merchant <JMerchan@placer.ca.gov>; tdallaire@douglasnv.us; Louis Cariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jhitchcock@cityofslt.us>

Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>

Subject: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hello,

The Tahoe Regional Planning Agency Local Government and Housing Committee June 12th Meeting Agenda and Packet is attached and available on the TRPA website: <http://www.trpa.org/local-government-and-housing-committee-documents-june-12th-2019>. The Committee will be discussing and potentially adopting a Short Term Rental Neighborhood Compatibility Work Program for the Tahoe Region, which includes the formation of a Working Group. The Committee will also provide an opportunity for the public to identify short-term rental neighborhood compatibility approaches for consideration by the Working Group.

If you have questions or comments, please feel free to contact me at (775) 589-5274 or bmcMahon@trpa.org.

Sincerely,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

Brandy McMahon

From: Gary Spohr <gary@seattlegreenhomes.net>
Sent: Saturday, June 08, 2019 3:35 PM
To: Brandy McMahon; sustaintahoe@gmail.com; Wendy Wood; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; Amanda Ross; janetmcdougall2020@gmail.com; allen@caltahoefire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoecounty.us; HBeckman@placer.ca.gov; Jennifer Merchant; tdallaire@douglasnv.us; LouisCariola; sbooth@douglasnv.us; Hilary Roverud; Kevin Fabino; John Hitchcock
Cc: John Hester; Karen Fink; Shelly Aldean; Marsha Berkbiger; Brooke Laine; Sue Novasel; Wesley Rice; Larry Sevison; Belinda Faustinos; Jim Lawrence; Marja Ambler
Subject: RE: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

This is amazing work, thank you

My wife and I have been adversely effected by STR in our Homewood neighborhood for 3 plus year. We are familiar and have been affected in every aspect of 'neighborhood compatibility'.

There are 9 homes in our small split lakefront community. There are 3 STR in our community; 1 house is a low cost hotel housing 10-13 people in a 3 bedroom house, is out of control in every aspect of 'neighborhood compatibility' and the owner bought the house solely for an STR.

The other two STR are occupied part time by the owner and are hands on managed.

We do not want STR's to be banned but there desperately needs to be some rules and enforcement.

Since you have Leona Allen listed twice as a Neighborhood Group and Community member, can I have one of those slots.

My wife and I own and operated 165 apartments and have been in the real estate business for 40 years.

We have also bought, turnaround, and sold many companies.

I think I am qualified with my knowledge of real estate, my business acumen, my problem solving background, and I am permanent resident of Homewood and Lake Tahoe

Regards, Gary Spohr

From: Brandy McMahon <bmcMahon@trpa.org>
Sent: Friday, June 07, 2019 10:54 AM
To: sustaintahoe@gmail.com; Wendy Wood <wendy@seattlegreenhomes.net>; Gary Spohr <gary@seattlegreenhomes.net>; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; Amanda Ross <amandamgrossman@gmail.com>; janetmcdougall2020@gmail.com; allen@caltahoefire.net;

gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <Brendan.Ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoecounty.us; HBeckman@placer.ca.gov; Jennifer Merchant <jmerchan@placer.ca.gov>; tdallaire@douglasnv.us; LouisCariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jHitchcock@cityofslt.us>
Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>; Shelly Aldean <shellyaldean@gmail.com>; Marsha Berkbigger <mlberkbigger@charter.net>; Brooke Laine <blaine@cityofslt.us>; Sue Novasel <novasel@aol.com>; Wesley Rice <wrice@douglasnv.us>; Larry Sevison <lpsevison@sbcglobal.net>; Belinda Faustinos <belindafastinos@gmail.com>; Jim Lawrence <lawrence@dcnr.nv.gov>; Marja Ambler <mambler@trpa.org>
Subject: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hello,

I want to let you know that we have developed a webpage (www.trpa.org/short-term-rental-neighborhood-compatibility) for the proposed Short-Term Rental Neighborhood Working Group. We plan to post meeting dates, meeting materials, reports, and the final Work Program on the webpage. I also want to let you know that we accidentally listed Leona Allen twice as a proposed Working Group member. Leona is proposed to be one of the Neighborhood Group Members and Amanda Ross is proposed to be one of the Community Members.

If you have questions or comments, please feel free to contact me at (775) 589-5274 or bmcMahon@trpa.org. I look forward to seeing everyone next week.

Sincerely,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

From: Brandy McMahon

Sent: Wednesday, June 05, 2019 4:34 PM

To: sustaintahoe@gmail.com; wendy@seattlegreenhomes.net; gary@seattlegreenhomes.net; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; janetmcdougall2020@gmail.com; allen@caltahoe-fire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <brendan.ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoecounty.us; HBeckman@placer.ca.gov; Jennifer Merchant <JMerchan@placer.ca.gov>; tdallaire@douglasnv.us; LouisCariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jhitchcock@cityofslt.us>

Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>

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If you have questions or comments, please feel free to contact me at (775) 589-5274 or bmcMahon@trpa.org.

Sincerely,

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Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Sunday, June 09, 2019 4:55 PM
To: Brandy McMahon
Subject: Hurricane Bay Homes Photo--pls circulate with my other info
Attachments: Hurricane Bay Homes Summer Photos 001.JPG

Hi Brandy,

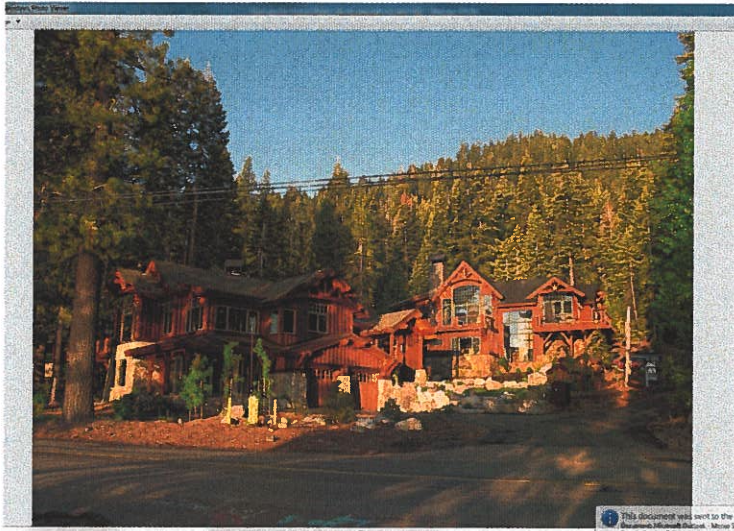
When Joanne Marchetta was first promoted to lead TRPA, we approached her directly after a very frustrating year being passed around to Placer County, TRPA and back for our development in Hurricane Bay. She so loved our project that she approved it immediately. The reasons were smart: reduced density-from 4 old 1948 cabins to 2 beautiful homes, we cleaned up a very dirty site that was over the aquifer providing water to the Skyland Nielsen Water System, I wrote the solar code for TRPA, our some is solar and we were the beta site for the new buoy permits plus other benefits to the neighborhood. It was a lot of work but we ended up with two beautiful homes and Lake Tahoe also benefitted.

The road up the hill goes to Electric St. very steep and none of the cabins were intended for winter use. All of the 16+ renters who came every 3-5 days in the winter stopped in our driveway, the upper house, and spent time attempting to put on chains. Most came in minivans and had no idea what they were getting into. They parked everywhere, came to our door as we are the only ones with lights on, woke us up at all hours of the nights, etc.

So, we do need enforcement, someone to call and complete complaint forms with penalties.

Best,

Wendy



Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Saturday, June 08, 2019 7:49 AM
To: Brandy McMahon
Subject: Emailing: Moonshink Ink STR Op-ed
Attachments: Moonshink Ink STR Op-ed.pdf

Also, my op-ed in April in Moonshine Ink. I received over 200 responses. I am also on the Truckee Tahoe People FB and receive a lot of comments against problem STRs.

Pls print this out and distribute.

W

Your message is ready to be sent with the following file or link attachments:

Moonshink Ink STR Op-ed

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

OPINION

Short-Term Rentals Need Stricter Regulation

North Lake Tahoe needs occupancy
limits and other restrictions

It's like a terminal disease that you hear a friend has. You feel bad and hope somehow, someone, can cure the disease.

Then you get that disease. That is how I feel about abusive short-term rentals (STRs) on the North and West Shores of Lake Tahoe. I had read about the Airbnb/VRBO issues, but because STRs did not impact me directly, the abuse festered and grew because there are no STR controls yet in Placer County.

Then a remote owner bought a small, older summer cabin up a 15-degree slope road from our home on the West Shore of Lake Tahoe, that no commercial snow plow operator will service. The owner lists the approximately 1,800-square-foot cabin for \$550 per night and boasts that it will accommodate 16-plus adult renters — pandemonium ensues.

The past four months have been very difficult as the 16-plus renters cannot locate the cabin and knock on our door at all hours of the night. They are cold, lost, and disoriented. We finally put



MY SHOT
By Wendy Wood

a note on our front door to call the owner, who operates the rental remotely out of Danville.

We found out through friends in the Talmont area that the same owner had been driven out from Talmont for

renting a similar older cabin due to overloading the rental with too many adults, excessive garbage outside, open fires in the summer, breaking into neighbors' hot tubs, illegal parking, all-night loud parties, and so on.

For two years, Talmont endured the abuse, then the owner sold that cabin blaming the "mean" owners around him. He then bought the summer cabin above us, and we got the disease.

Local real estate agents in Tahoe praise and sell the STR ability hard to buyers. Realtors think prices will decline in South Shore due to the ban on STRs. None of the agents think about the fact that if every home in Tahoe turned into an out of control STR, the traffic, parking, et cetera would grow exponentially, and what you come to Tahoe for is replaced by too many people. And, if someone rents a cabin

with 15 others for \$550 per night, does that renter really contribute to the economy here or are they damaging the area? When are too many renters enough?

Wherever you go in the world, you can find news of those frequently reining in Airbnb and VRBO. What started 13 years ago as a sharing economy has turned into reckless and abusive rentals. Many cities, countries, counties, and states have completely banned STRs for good reasons. Abusive STRs create the disintegration of residential communities and the shortage of affordable housing. It layers on many more people than are sustainable in our area.

Imagine, if you can, that you come home one day and every home in your neighborhood has turned into a STR that

loads three times the number of people who should reside in the home and the residency changes every three days.

That is what is going on in Tahoe. Placer County must take responsibility and enforce reasonable occupancy rules. Other areas do it; two renters per bedroom is reasonable and sustainable.

After reporting my issues to local law enforcement several times — taking up their valuable time, I was told to write a complaint to Placer County Code Enforcement. I provided Placer County Code Enforcement with a complaint package with photos and emails of the abusive STR we have up the hill from us.

The Placer County Occupancy Tax Group publishes a very nice four-color pamphlet on how STR owners must pay a 10 percent tax for every booking. The amount of paperwork for a STR owner who actually plays by the rules is considerable. Nowhere in the TOT pamphlet are there any rules regarding occupancy limits or consideration for the impact an STR has on a neighborhood.

Roseville, Washoe County, and Tahoe Donner have very specific per-bedroom limits — two per bedroom. There are also provisions for monetary penalties for those owners who do not comply regarding

parking, garbage, and loud noise. After three complaints, the owner may be terminated from continuing to rent.

Please email wendy@seat-tlegreenhomes.net if you are interested in having STR rules passed by Placer County.

~ Wendy Wood is a developer of level 4 green and solar homes in Seattle, where she also owns several hundred apartments. She wrote the solar code for TRPA when building 3005-15 West Lake Blvd. in 2009.

Editor's Note: Jennifer Merchant, Placer County Deputy CEO-Tahoe, says she is not aware of the pamphlet Wood refers to here, but that the county does provide an online and hard copy "Good Neighbor" program flier available to STR certificate holders.

"IF THERE'S
A CONCRETE
WALL IN FRONT
OF YOU, GO
THROUGH IT.
GO OVER IT.
GO AROUND IT.
BUT GET TO THE
OTHER SIDE OF
THAT WALL."

*~ DONALD
TRUMP, 2004
WAGNER COLLEGE
COMMENCEMENT
ADDRESS*

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Saturday, June 08, 2019 6:52 AM
To: Brandy McMahon
Subject: FW: Get a quick taste of Mark K and his twisted mind---Dana, your friend could buy Sids cabin..see below

One more email. I have so many from this past winter.

w

From: Wendy Wood
Sent: Saturday, June 8, 2019 5:58 AM
To: Dana Jetter <djetter@sbcglobal.net>; Karen Schroter <keschroter@gmail.com>; crosescurti@gmail.com; cathy jetter <jetterfamily@msn.com>
Subject: Get a quick taste of Mark K and his twisted mind---Dana, your friend could buy Sids cabin..see below

Because you 3 will be impacted most come next winter, recommend you take a look at just one of Mark Kackley's recent rants below. He did use your garbage bins for his 16+ renters who came every 3-5 days last winter, TTDS could never make it up Upper Hill St in the winter. His renters had to park in the cleared out Oroville area as they could never make it up Upper Hill St. It drove Mike Clauss nuts doubt if he will clear that area again. He had to stop clearing as not only did all of Mark's renters park there, his moron snow guy pushed all the snow down and piled it on Oroville St until there was little road left. I had to pay Mike \$200 to clear the area about a month ago so we could bring up our boat. I asked Mark to pay to clear but he refused. Such a nice guy.

I will next send a collection of photos of the collapsed large front deck at Sids. Too many renters, too large a hot tub, too much snow. No idea if anyone was hurt. Mark attempted to rent the cabin to 18 J1 visa workers from Sunnyside after he realized no one on Airbnb would rent it. One of Marks current renters—there are 4 people living the RV, draining grey water down toward Dana's property—told me this on the beach. They were shocked but Mark thought it was logical. I will send a Sunnyside reply. I did file a code enforcement action re the RV and the deck. The house should be red tagged now.

Dana, if your friend would still like to buy the cabin, I think Mark would like to sell it. Rules, regs, enforcement and penalties will change soon here re overloaded STRs. Mark is a symptom of a much greater problem. About 20% of the STR owners are like Mark, this is why TRPA created the below group of which we are one with many others who care about who destroys Lake Tahoe. Sid's cabin would be limited to 6 renters not 16. Insurance rates for all of us are going up because of excess damages, fires and altercations due to out of control STRs.

w

From: Mark Kackley <markkackley@yahoo.com>
Sent: Thursday, June 6, 2019 9:42 AM
To: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: Re: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Great! I can add 4 more bedrooms to 3030 Electric in the garage. This will give me a total of 9 bedrooms so now I can host up to 22 people (2 per bedroom plus 2 per house)at both properties for STR!

You are doing everything in your power (some illegally) to make our lives miserable. Clay agreed with me that if it continues, we will do everything legally to make yours just as miserable!

We can do up to 4 weddings at each property. So, get ready for 8 weddings each year on top of the vacation renters you love so much!

You are correct about the RV, I wasn't aware of this code and they will be gone next week.

Slandering my name in the community with lies. Placer County, Sunnyside, Realtor's such as Amie Q and Katherina Haug. Someday, someone might believe these lies which will negatively effect my business. We will sue for damages.

Mark Kackley
Kackley Construction Consulting
925.400.3249



On Jun 6, 2019, at 9:24 AM, Wendy Wood <wendy@seattlegreenhomes.net> wrote:

TRPA flexing their legal muscle re problem STRs like you. Several of us are part of the committee.

From: Brandy McMahon <bmcMahon@trpa.org>

Sent: Wednesday, June 5, 2019 4:34 PM

To: sustaintahoe@gmail.com; Wendy Wood <wendy@seattlegreenhomes.net>; Gary Spohr <gary@seattlegreenhomes.net>; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; janetmcdougall2020@gmail.com; allen@caltahoefire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <Brendan.Ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoe-county.us; HBeckman@placer.ca.gov; Jennifer Merchant <jmerchan@placer.ca.gov>; tdallaire@douglasnv.us; Louis Cariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jHitchcock@cityofslt.us>

Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>

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the public to identify short-term rental neighborhood compatibility approaches for consideration by the Working Group.

If you have questions or comments, please feel free to contact me at (775) 589-5274 or bmcMahon@trpa.org.

Sincerely,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

<LGHC-Packet-6.12.19.pdf>

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Saturday, June 08, 2019 6:49 AM
To: Brandy McMahon
Subject: FW: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Importance: High

Pls print out the photos. They are of a low pixel size so I may have to resent. They all open. The below is to my neighbors who have also been taken advantage of as there was no trash service to 3010 Electric ST all winter, no TTDS truck could make it up Upper Hill St, way too steep. So Mark used our bins for his 16+ renters every 3-5 days. And the renters all stopped at our home as they could never make it up Upper Hill St either and parked everywhere, including on hiway 89.

From: Wendy Wood
Sent: Saturday, June 8, 2019 6:14 AM
To: Dana Jetter <djetter@sbcglobal.net>; crosescurti@gmail.com; Karen Schroter <keschroter@gmail.com>; cathy jetter <jetterfamily@msn.com>
Subject: FW: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure
Importance: High

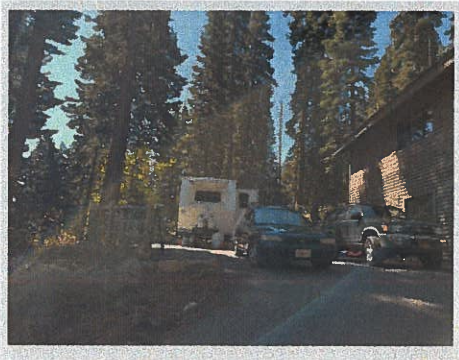
The Talmont neighbors of Mark K—he does have another overburdened cabin in Talmont—found Mark’s insurance carrier and “investor” who lied re “renting” as the insurance is for a second home only.

The Regalias just got their new insurance bill for 3005 WLB and it doubled. It doubled because of STRs that cause fires, damages like the above, and altercations. This costs us all.

Dana, if your friend could buy Sids cabin now, I am sure you could cut out the agent.

Sunnyside was very appreciative of the info re the collapsed deck. Mark did intend to rent to the 18 J1 workers...no regard for their safety, just the \$\$\$\$.

W



Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Saturday, June 08, 2019 6:43 AM
To: Brandy McMahon
Subject: FW: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Hi Brandy,

I am going to forward you the photos behind this email. The problem STR owner up the hill that is impassable in the winter had the huge front deck collapse recently due to a very large hot tub and 16+ renters every 3-5 days in an 1800 sq. ft old 1954 cabin. No idea if anyone was hurt.

Mark Kackley, the owner knew he could not rent under these conditions so he reached out to Sunnyside Resort to house 18 of their J1 visa workers. Danielle had no idea the deck had collapsed, see below email. I did file a code complaint to Placer County to red tag the cabin as the huge deck also knocked out some foundation piers so the cabin is listing to one side.

Mark also housed a large RV with 4 of his workers on 3010 Electric St. These photos are also included. They drained the grey water down the slope. No idea what they were doing with the black water.

So, I will send some photos, pls print out, they go with the below. And pls print out the emails. I also have photos of the winter mess but I believe that will take far more than my 3 minutes and what I am sending you will speak volumes and cross over many areas that must be addressed re problem STRs in our area. Mark is a symptom of a much greater problem.

W

From: Danielle Kenny <danielle@sunnysideresort.com>
Sent: Tuesday, June 4, 2019 7:45 AM
To: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: RE: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Good Morning Wendy,

Sunnyside thanks you for alerting us to this issue. We are taking this very seriously and will be sure our employees are safe and not entangled in this mess.



DANIELLE KENNY
Human Resources Assistant
Sunnyside Restaurant & Lodge
530.583.7200 | sunnysideresort.com
1850 West Lake Blvd. | Tahoe City, CA 96145

From: Wendy Wood <wendy@seattlegreenhomes.net>

Sent: Tuesday, June 04, 2019 7:33 AM

To: Danielle Kenny <danielle@sunnysideresort.com>

Subject: FW: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Importance: High

Good morning Danielle,

We did speak yesterday re the massive deck collapse at 3010 Electric St, photos attached. Pls see below email to Mark Kackley, the managing member of the LLC that holds title to the property. Pls also look at all the photos as you will see one that indicates where a bear box should go but never has. That means no garbage service, Mark's renters have been using our bear boxes since Dec. 25, 2018 for trash. TTDS could never make it up Upper Hill St in the winter, never have, never will. That was 16+ renters every 3-5 days, all hours of the night, they came to our door for help.

I will next forward you a copy of the deed that one of our neighbors found that shows Clayton and Liza Wallace as other LLC members, they are the \$\$\$ behind the venture. One neighbor, who talked with the insurance adjuster, found Clayton's cell phone online and talked with him, 925-819-1952, 925-858-6616 and Clayton said he did not know the cabin was being rented. The insurance coverage is for a second home only, commercial insurance is much more expensive. Clayton also did not know that Mark had rented the cabin to anyone from Sunnyside. Certainly not 12-15 J1 visa holders. He was very upset, according to my neighbor. Give him a call.

There are several of us who intend to post the above photos on social media—I am not great at this—because problem STRs are destroying Lake Tahoe. It would be a real shame if Sunnyside would partner with someone like Mark and put your workers at risk in a cabin like 3010 Electric St. Keep in mind, there is no insurance if someone gets hurt, it will be all on Sunnyside.

Hope either one of the numbers I gave you work out for other renter possibilities. While I understand that Sunnyside is desperate for housing, it must be safe and reasonable housing.

Best,

Wendy Wood
wendy@seattlegreenhomes.net

p 530.559.2971
f 530.581.2757
w seattlegreenhomes.net

12825 60th Lane South,
Seattle, WA 98178



From: Wendy Wood

Sent: Sunday, June 2, 2019 10:44 AM

To: Mark Kackley <markkackley@yahoo.com>

Subject: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Importance: High

The attached photos say it all.

We did wonder why we had so much water flowing down from Upper Hill St for about two weeks; too much for general snow melt....large leak from massive hot tub collapse and water pipe break. Hope one of the many parties on the deck and the large amount of renters were not the ultimate cause and that no one was hurt.

We did warn Mark Kackley, the managing member of Alamo Investments, LLC, a CA limited liability company, managing member, purveyor of over loaded low budget hotels on the West Shore of Lake Tahoe in the form of old summer cabins that the 10-15 person hot tub he installed on the old 1954 deck of 3010 Electric St would not hold, especially with as many renters as he advertised for on Airbnb.

We have been also warning Placer County Code enforcement, in the negligent form of Jennifer Merchant, Deputy CEO of Placer, in charge of STRs and Michele Serda, Code Enforcement that there has been no trash service—and still is none—to 3010 Electric St. A cabin that accommodated 16+ renters since Dec. 25, 2018, every 3-5 days. There are now people living at 3020 Electric St, who have installed a very large trailer with free flowing grey water disposal and a hose providing water to the trailer, no idea how they dump their black water but use your imagination re that property. No trash service either.

So, Mark, I assume the LLC is a single entity and that your liability is not much so if there was anyone hurt, go ahead and let them sue Placer County for allowing your low budget hotel, which is entirely out of TRPA Neighborhood Code Compliance, to operate. You do pay TOT so Placer is liable as they took the \$\$\$.

This is one of the reasons insurance rates are skyrocketing around Lake Tahoe, the damages such as the what is pictured in the attachments cause us all to pay. And the fire danger with the dry, old wood that is not cleared could be a fire hazard next.

Wake up Placer County, get some occupancy, behavior rules and regs in place with enforcement as problem STRs like this one are everywhere and growing. This is negligence pure and simple. Red Tag anyone???

Wendy Wood
wendy@seattlegreenhomes.net

p 530.559.2971
f 530.581.2757
w seattlegreenhomes.net

12825 60th Lane South,
Seattle, WA 98178



Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Saturday, June 08, 2019 5:34 AM
To: Brandy McMahon
Subject: RE: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Thank you. Emailing would be better as one is a color copy of the recent large deck collapse due to too many renters and a very large hot tub on a very old deck. We warned the STR owner that the deck would not hold and it did collapse. No idea if anyone was hurt. He then pulled the rental off Airbnb and rented it to Sunnyside J1 visa workers. He told Sunnyside that the deck would be repaired, it still is not. And he justifies that they could live there...you will see some emails that will make your hair stand on end.

I will not load it up too much...we did have a good meeting with Todd Leopold on Thurs. He really woke up.

W

From: Brandy McMahon <bmcMahon@trpa.org>
Sent: Friday, June 7, 2019 1:21 PM
To: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: RE: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hi Wendy,

Yes, you can bring copies. I would recommend you bring 20 copies. If you want, I can also e-mail copies to the Committee members before the meeting. This may be better because they can read it before the meeting.

Thanks,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Friday, June 07, 2019 1:09 PM
To: Brandy McMahon <bmcMahon@trpa.org>
Subject: RE: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hi Brandy,

We will speak in the public forum time allotment of I think 3 minutes. I would like to bring a copy of my op-ed, some photos and a couple of pieces of other info. How many copies should I make to distribute, is that allowed??

W

From: Brandy McMahon <bmcmahon@trpa.org>

Sent: Friday, June 7, 2019 10:54 AM

To: sustaintahoe@gmail.com; Wendy Wood <wendy@seattlegreenhomes.net>; Gary Spohr <gary@seattlegreenhomes.net>; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; Amanda Ross <amandamgrossman@gmail.com>; janetmcdougall2020@gmail.com; allen@caltahoeffire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <Brendan.Ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoeconomy.us; HBeckman@placer.ca.gov; Jennifer Merchant <jmerchan@placer.ca.gov>; tdallaire@douglasnv.us; Louis Cariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jHitchcock@cityofslt.us>

Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>; Shelly Aldean <shellyaldean@gmail.com>; Marsha Berkbiger <mlberkbiger@charter.net>; Brooke Laine <blaine@cityofslt.us>; Sue Novasel <novasel@aol.com>; Wesley Rice <wrice@douglasnv.us>; Larry Sevison <lpsevison@sbcglobal.net>; Belinda Faustinos <belindafastinos@gmail.com>; Jim Lawrence <lawrence@dcnr.nv.gov>; Marja Ambler <mambler@trpa.org>

Subject: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hello,

I want to let you know that we have developed a webpage (www.trpa.org/short-term-rental-neighborhood-compatibility) for the proposed Short-Term Rental Neighborhood Working Group. We plan to post meeting dates, meeting materials, reports, and the final Work Program on the webpage. I also want to let you know that we accidentally listed Leona Allen twice as a proposed Working Group member. Leona is proposed to be one of the Neighborhood Group Members and Amanda Ross is proposed to be one of the Community Members.

If you have questions or comments, please feel free to contact me at (775) 589-5274 or bmcmahon@trpa.org. I look forward to seeing everyone next week.

Sincerely,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcmahon@trpa.org

From: Brandy McMahon

Sent: Wednesday, June 05, 2019 4:34 PM

To: sustaintahoe@gmail.com; wendy@seattlegreenhomes.net; gary@seattlegreenhomes.net; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; janetmcdougall2020@gmail.com; allen@caltahoeffire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <brendan.ferry@edcgov.us>; don.knight@edcgov.us;

tom.burnette@edcgov.us; mhauenstein@washoecounty.us; HBeckman@placer.ca.gov; Jennifer Merchant <JMerchan@placer.ca.gov>; tdallaire@douglasnv.us; Louis Cariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jhitchcock@cityofslt.us>
Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>
Subject: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Hello,

The Tahoe Regional Planning Agency Local Government and Housing Committee June 12th Meeting Agenda and Packet is attached and available on the TRPA website: <http://www.trpa.org/local-government-and-housing-committee-documents-june-12th-2019>. The Committee will be discussing and potentially adopting a Short Term Rental Neighborhood Compatibility Work Program for the Tahoe Region, which includes the formation of a Working Group. The Committee will also provide an opportunity for the public to identify short-term rental neighborhood compatibility approaches for consideration by the Working Group.

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Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Thursday, June 06, 2019 10:44 AM
To: Diana Turnbloom
Subject: FW: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

We do have a meeting today with Todd Leopold, the relatively new CEO of Placer County, re problem STRs.

We have taken this as far as we can without litigation so it really is up to Placer County and TRPA to reign in problem STR owners like Mark Kackley. I sent Mark the new TRPA notice on STR compatibility and he responded with the below. He "plans" on converting the double garage into 4 more new bedrooms to jam in as many renters as possible. That is the threat below. That is after he repairs the collapsed deck caused by too many renters and a large hot tub this past winter. Is this the type of STR owner Placer supports??

There are probably 20% of the STR owners who behave with reckless abandon, own the homes in LLCs and only want the most \$\$ possible. This causes us all to suffer huge insurance increases, random fires, altercations between neighbors and generally a less than desirable situation. It is also an environmental hazard to the Lake.

So, this is most likely the last time I will communicate individually. We do plan on attending the TRPA meeting next week. All are welcome. It is up to everyone to keep the pressure on, I will communicate through the Tahoe Truckee People FB page only.

Best,

Wendy

From: Mark Kackley <markkackley@yahoo.com>
Sent: Thursday, June 6, 2019 9:42 AM
To: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: Re: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

Great! I can add 4 more bedrooms to 3030 Electric. This will give me a total of 9 bedrooms so now I can host up to 22 people (2 per bedroom plus 2 per house) at both properties for STR!

You are doing everything in your power (some illegally) to make our lives miserable. Clay agreed with me that if it continues, we will do everything legally to make yours just as miserable!

We can do up to 4 weddings at each property. So, get ready for 8 weddings each year on top of the vacation renters you love so much!

Mark Kackley
Kackley Construction Consulting
925.400.3249



On Jun 6, 2019, at 9:24 AM, Wendy Wood <wendy@seattlegreenhomes.net> wrote:

TRPA flexing their legal muscle re problem STRs like you. Several of us are part of the committee.

From: Brandy McMahon <bmcmahon@trpa.org>

Sent: Wednesday, June 5, 2019 4:34 PM

To: sustaintahoe@gmail.com; Wendy Wood <wendy@seattlegreenhomes.net>; Gary Spohr <gary@seattlegreenhomes.net>; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; janetmcdougall2020@gmail.com; allen@caltahoefire.net; gavin@keeptahoeblue.org; Heather@carraranv.com; sharon@staor.org; mark@tahoesalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; kel@ltol.com; Brendan Ferry <Brendan.Ferry@edcgov.us>; don.knight@edcgov.us; tom.burnette@edcgov.us; mhauenstein@washoe-county.us; HBeckman@placer.ca.gov; Jennifer Merchant <jmerchan@placer.ca.gov>; tdallaire@douglasnv.us; Louis Cariola <lcariola@douglasnv.us>; sbooth@douglasnv.us; Hilary Roverud <hroverud@cityofslt.us>; Kevin Fabino <kfabino@cityofslt.us>; John Hitchcock <jHitchcock@cityofslt.us>

Cc: John Hester <jhester@trpa.org>; Karen Fink <kfink@trpa.org>

Subject: TRPA's Local Government & Housing Committee June 12th Meeting - Short Term Rental Neighborhood Compatibility

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If you have questions or comments, please feel free to contact me at (775) 589-5274 or orbmcMahon@trpa.org.

Sincerely,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcmahon@trpa.org

<LGHC-Packet-6.12.19.pdf>

Brandy McMahon

From: Gary Spohr <gary@seattlegreenhomes.net>
Sent: Wednesday, June 05, 2019 8:43 AM
To: Brandy McMahon
Cc: Wendy Wood
Subject: RE: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Thank Brandy, sorry it has taken me a couple day to get back to you, I have been out of town.

This is very specific on area that can and are being impacted.

We are going to ask the Placer CEO Todd Leopold, in tomorrows meeting, what constitutes 'adverse' and what are the enforcement procedure.

To date we have called Placer Code Compliance, Law Enforcement, and Fire, with little or no resolution, to the issues

Thank you and please put me down for the committee you are creating and I will introduce myself at the June 12 TRPA

Regards

From: Brandy McMahon <bmcMahon@trpa.org>
Sent: Monday, June 03, 2019 10:03 AM
To: Gary Spohr <gary@seattlegreenhomes.net>
Cc: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: RE: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Hi Gary,

TRPA Code defines a Local Government Neighborhood Compatibility Program (Code Section 90.2) as follows:

Local Government Neighborhood Compatibility Requirements

Requirements implemented and enforced by a local government through a cooperative agreement with TRPA that regulate vacation rentals to ensure neighborhood compatibility. Such requirements include, but are not limited to, mitigating the potential adverse impacts related to refuse/garbage, parking, occupancy, noise, lighting, and signage.

On June 12th, the Local Government and Housing Committee is going to be reviewing a Work Program and asking for input from the public on the types of STR neighborhood compatibility approaches they should be consider. Would you like me to forward this e-mail to the Committee members?

Thanks,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division
Tahoe Regional Planning Agency

P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcmahon@trpa.org

From: Gary Spohr <gary@seattlegreenhomes.net>

Sent: Sunday, June 02, 2019 3:16 PM

To: Brandy McMahon <bmcmahon@trpa.org>

Cc: Wendy Wood <wendy@seattlegreenhomes.net>

Subject: FW: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Importance: High

Good morning Brandy, my name is Gary Spohr, we spoke a week or so ago about Short Term Rental problems in Placer County

We built and live permanently, in a split lake front home on the Westshore.

Below find an email sent out by my wife Wendy Wood, to all concerned parties, concerning a 'classic' out of control STR in our neighborhood.

This 3 bedroom home was bought last summer by a Bay Area resident, who never stays at the property. it was bought to create a low budget hotel in our neighborhood and pack in 10-15 people. He did the same thing in the Talmont neighborhood on the West Shore. According to Jennifer Merchant, the Co-CEO of Placer County, he is within code compliance for Placer County. We have this in an email from Ms. Merchant, that was forwarded from the owner to us.

My wife Wendy Wood has documented, the recent environmental disaster, in writing and with photos, we thought you would find it interesting.

I was also going to contact you concerning the concept of, 'neighborhood compatibility', that is in mentioned in the March 2004 TRPA Memorandum.

We have a meeting on June 6, with Todd Leopold, the CEO of Placer County.

We have asked he and his staff to explain to us, the taxpayer, what Placer is doing to create rules and enforcement for Short Term Rentals in Placer County.

We feel that Placer County is violating our civil rights and our rights to quiet enjoyment of our property and neighborhood.

I will be looking for your report on June 6th and I would like to be part of the committee you mentioned that will be studying TRPA's approach to the STR problem.

If possible, can you please give me an idea of what TRPA considers 'neighborhood compatibility'.

I want to discuss with Mr. Leopold and his Placer staff, what they consider the 'neighborhood compatibility' in Placer County.

Please advise, thank you

Gary Spohr

925-788-1134

From: Wendy Wood <wendy@seattlegreenhomes.net>

Sent: Sunday, June 02, 2019 10:44 AM

To: Mark Kackley <markkackley@yahoo.com>

Subject: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Importance: High

The attached photos say it all.

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We did warn Mark Kackley, the managing member of Alamo Investments, LLC, a CA limited liability company, managing member, purveyor of over loaded low budget hotels on the West Shore of Lake Tahoe in the form of old summer cabins that the 10-15 person hot tub he installed on the old 1954 deck of 3010 Electric St would not hold, especially with as many renters as he advertised for on Airbnb.

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Wake up Placer County, get some occupancy, behavior rules and regs in place with enforcement as problem STRs like this one are everywhere and growing. This is negligence pure and simple. Red Tag anyone????

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w seattlegreenhomes.net

12825 60th Lane South,
Seattle, WA 98178



Seattle Green Homes

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Monday, June 03, 2019 11:11 AM
To: Brandy McMahon; Gary Spohr
Subject: Local STR problems--filed code complaints today

Yes pls. What time should we be at the meeting for "open public comments"??

Also Brandy, I did file two code complaints with Michele Serda, Placer County Code Compliance officer, today. One is for the large RV that is on the subject property that houses 2 people full time. There is a water intake hose and a grey water disposal hose. Not sure what they do with the black water.

The other complaint is relative to the cabin where the deck collapsed. The owner, Mark Kackley, approached Sunnyside Restaurant about housing J1 workers in the house, the one with the collapsed deck. The house is a health and safety problem and should be red tagged and not flogged to unsuspecting J1 visitors who want to work in Tahoe for the summer.

There is still no trash service, one photo shows the place for the proposed bear box but there still is no bear box with at least 3 people living there. Jennifer Merchant and Michele Serda are very aware of the situation. I think Jennifer just got back from a long vacation.

W

From: Brandy McMahon <bmcMahon@trpa.org>
Sent: Monday, June 3, 2019 10:03 AM
To: Gary Spohr <gary@seattlegreenhomes.net>
Cc: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: RE: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

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Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division

Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449
(775) 589-5274
bmcMahon@trpa.org

From: Gary Spohr <gary@seattlegreenhomes.net>

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To: Brandy McMahon <bmcMahon@trpa.org>

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p 530.559.2971

f 530.581.2757

w seattlegreenhomes.net

12825 60th Lane South,
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Seattle Green Homes

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My wife Wendy Wood has documented, the recent environmental disaster, in writing and with photos, we thought you would find it interesting.

I was also going to contact you concerning the concept of, 'neighborhood compatibility', that is in mentioned in the March 2004 TRPA Memorandum.

We have a meeting on June 6, with Todd Leopold, the CEO of Placer County.

We have asked he and his staff to explain to us, the taxpayer, what Placer is doing to create rules and enforcement for Short Term Rentals in Placer County.

We feel that Placer County is violating our civil rights and our rights to quiet enjoyment of our property and neighborhood.

I will be looking for your report on June 6th and I would like to be part of the committee you mentioned that will be studying TRPA's approach to the STR problem.

If possible, can you please give me an idea of what TRPA considers 'neighborhood compatibility'.

I want to discuss with Mr. Leopold and his Placer staff, what they consider the 'neighborhood compatibility' in Placer County.

Please advise, thank you

Gary Spohr

925-788-1134

From: Wendy Wood <wendy@seattlegreenhomes.net>

Sent: Sunday, June 02, 2019 10:44 AM

To: Mark Kackley <markkackley@yahoo.com>

Subject: Collapsed deck at problem STR on Upper Hill St, liability flows to Placer County--too many renters, too large a hot tub--all collapsed down the hill see photos, click on each one for full disclosure

Importance: High

The attached photos say it all.

We did wonder why we had so much water flowing down from Upper Hill St for about two weeks; too much for general snow melt....large leak from massive hot tub collapse and water pipe break. Hope one of the many parties on the deck and the large amount of renters were not the ultimate case and that no one was hurt.

We did warn Mark Kackley, the managing member of Alamo Investments, LLC, a CA limited liability company, managing member, purveyor of over loaded low budget hotels on the West Shore of Lake Tahoe in the form of old summer cabins that the 10-15 person hot tub he installed on the old 1954 deck of 3010 Electric St would not hold, especially with as many renters as he advertised for on Airbnb.

We have been also warning Placer County Code enforcement, in the negligent form of Jennifer Merchant, Deputy CEO of Placer, in charge of STRs and Michele Serda, Code Enforcement that there has been no trash service—and still is none—to 3010 Electric St. A cabin that accommodated 16+ renters since Dec. 25, 2018, every 3-5 days. There are now people living at 3020 Electric St, who have installed a very large trailer with free flowing grey water disposal and a hose providing water to the trailer, no idea how they dump their black water but use your imagination re that property. No trash service either.

So, Mark, I assume the LLC is a single entity and that your liability is not much so if there was anyone hurt, go ahead and let them sue Placer County for allowing your low budget hotel, which is entirely out of TRPA Neighborhood Code Compliance, to operate. You do pay TOT so Placer is liable as they took the \$\$\$.

This is one of the reasons insurance rates are skyrocketing around Lake Tahoe, the damages such as the what is pictured in the attachments cause us all to pay. And the fire danger with the dry, old wood that is not cleared could be a fire hazard next.

Wake up Placer County, get some occupancy, behavior rules and regs in place with enforcement as problem STRs like this one are everywhere and growing. This is negligence pure and simple. Red Tag anyone????

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Seattle, WA 98178



Seattle Green Homes

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Tuesday, June 11, 2019 1:02 PM
To: Brandy McMahon
Subject: FW: BOS Speech
Attachments: str speech.docx

Hi Brandy,

I thought a copy of public comments by one of the responders to my op-ed would be helpful. This woman lives in the Talmont area and has endured 2+ years of horror stories re problem STRs. In the Talmont subdivision, there are many who do own and rent their cabins responsibly.

See you tomorrow. I do have another one page message re problem STRs in Kings Beach from a woman who does manage our home when we are away.

Best,

Wendy

From: Diana Turnbloom <dianat@turnbloom.com>
Sent: Tuesday, June 11, 2019 12:42 PM
To: Wendy Wood <wendy@seattlegreenhomes.net>
Subject: BOS Speech

Here you go Wendy!



Diana Turnbloom

Office Administrator
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dianat@turnbloom.com
Turnbloom.com

Brandy McMahon

From: wendylwood@earthlink.net
Sent: Wednesday, June 12, 2019 7:51 AM
To: Brandy McMahon; Lisa Burlison; Teri Ivaldi
Subject: FW: article my neighbor wrote in 2016 regarding STR's

More info..still waiting for my KB essay...coming. The effect of problem STRs is increasing in areas with no rules, regs, enforcement. Got to do something, Placer County especially.

W

From: Diana Turnbloom <dianat@turnbloom.com>
Sent: Tuesday, June 11, 2019 4:52 PM
To: wendylwood@earthlink.net
Subject: article my neighbor wrote in 2016 regarding STR's

<https://www.sierrasun.com/opinion/opinion-the-truckee-tahoe-tragedy-of-airbnb-and-vrbo/>



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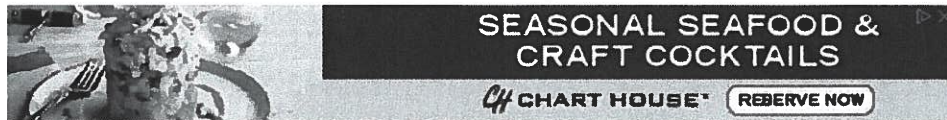
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Opinion: The Truckee-Tahoe tragedy of Airbnb and VRBO

Opinion | July 7, 2016

Dr. Tim Schroeder
Opinion



This is America, land of the free. I am in favor of freedom and the right to earn an income using your talent, resources and abilities.

So I don't write today to suggest that we start a legal fight to regulate Airbnb and VRBO in the Tahoe area. I will leave that up to those who enjoy those types of things.

I would, however, like to open a discussion about the community effects of the short-term rentals in the Tahoe basin. It seems that the owners of many homes in our area have turned them into small businesses.

Rather than contributing to the neighborhood, they have become a transient stop much like the inns that are negatively affected by these new small businesses.

“Let's open a discussion about the future of these small businesses that are being run in neighborhoods that are zoned residential. We are losing our communities.”

Our community has already noticed that these small businesses have caused a housing crisis, making it nearly impossible for local people to find a place to rent.



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Employers are finding it difficult to hire a work force to support our economy because locals just can't find a place to live. Second homeowners have decided that it's more lucrative to rent for the weekend instead of offering a family a place to live.

And with that, our normal community, one in which neighbors know neighbors, is going through a change. People come and go in these rentals with no attachment to the neighborhood.

Although there are some nice people who rent these homes on a short-term basis, their attitudes and actions can often be the same that you find when in a resort hotel.

But in a hotel there are rules for conduct that are expected and enforced by management. These businesses have no oversight from County agencies like the Health or Building departments.

There are no property managers for these rentals. And although traditional Property Management Companies are seeing a negative effect on their business, the lack of rules and management for rental guests is the real problem for neighborhood communities.

Absentee management of small business seldom works. Our family is trying to figure out if it's the new normal that renters on our block somehow think that because we live here, we are the default property managers.

We are friendly folks who love people but we tire of having people come to us during their vacation to ask us why their Internet is not working.

They come to our home asking to borrow things that are left out of their rental home. "Do you have a measuring tape that I can borrow?" "Do you have a screwdriver?" "Do you by chance have 3 eggs that I can have? We want to bake a cake."

These would all be normal requests from a neighbor, but I'm not sure how I feel about it when it comes from someone who I have never met and will never see again.

Recently a guy from God-knows-where came to my house and with a straight face asked me for a toilet plunger. How's that for a picture? Can you say dysentery? I was stunned and handed him our plunger. I made it clear that he shouldn't return it, bought a new one and contributed to our economy.

The list of neighborhood challenges is too long to list here. Hot tub parties, beer bottles in the street, late and noisy check-ins. You get the idea. It's like living in a hotel without the rules.

If we ask them to be considerate they say, "We're on vacation." And how about the renter who lit a 4-foot bonfire in the backyard on a windy day? He "checked out" and left the coals burning.

We called the North Tahoe Fire Protection District and they put out the coals. If that house burns down, a small business is disturbed. If ours goes with it, we lose the memories of a local family.

So let's open a discussion about the future of these small businesses that are being run in neighborhoods that are zoned residential. We are losing our communities.

Dr. Tim Schroeder has lived in Tahoe City for over 35 years and can be reached at balancedoctor.com.