

March 14, 2017
Regular Meeting
Board of Supervisors

Item #9b-
Cadastral
Mapping/Transfer
Analyst Allocation
Barry Beck

**CADASTRAL MAPPER/
TRANSFER ANALYST**

In The Mono County
Assessor's Office

WHAT IS A CADASTRAL MAPPER?

Etymology: Cadastral is from the French word cadastre, a noun, which refers to an official register of the ownership, extent, and value of real property in a given area, used as a basis of taxation.

WHY DOES THE ASSESSOR'S OFFICE NEED A CADASTRAL MAPPER/TRANSFER ANALYST?

Revenue and Taxation Code Section 1255 – Maps. The maps shall show the private lands owned or claimed in the county so as to provide a legal description of the lands.

The Assessor is responsible for the creation and maintenance of all mapping/drafting activities for the Assessor's Office and creation of new assessor parcels from final subdivisions, parcel maps, lot line adjustments, mergers, records of survey, deeds, and other miscellaneous documents. The Assessor's duties are: locate all taxable property in Mono County and identify ownership; establish a taxable value for all property subject to taxation; complete an assessment roll showing the assessed values of all assessable property; apply all legal exemptions.

Revenue and Taxation Code Section 1256 - Preparation of maps and block-books. At the request of the assessor, the board of supervisors shall authorize and direct the assessor to prepare, or to supervise the preparation of, maps and block-books as may be needed for the assessor's office to meet the requirements of the state board with respect thereto. All costs incurred in connection therewith shall be a charge against the county general fund, payable in the same manner as other county charges. This procedure shall be in addition to any other procedure relating to matters as may otherwise be provided by law.

830 maps pending; 53 of these are considered to be high priority/urgent.

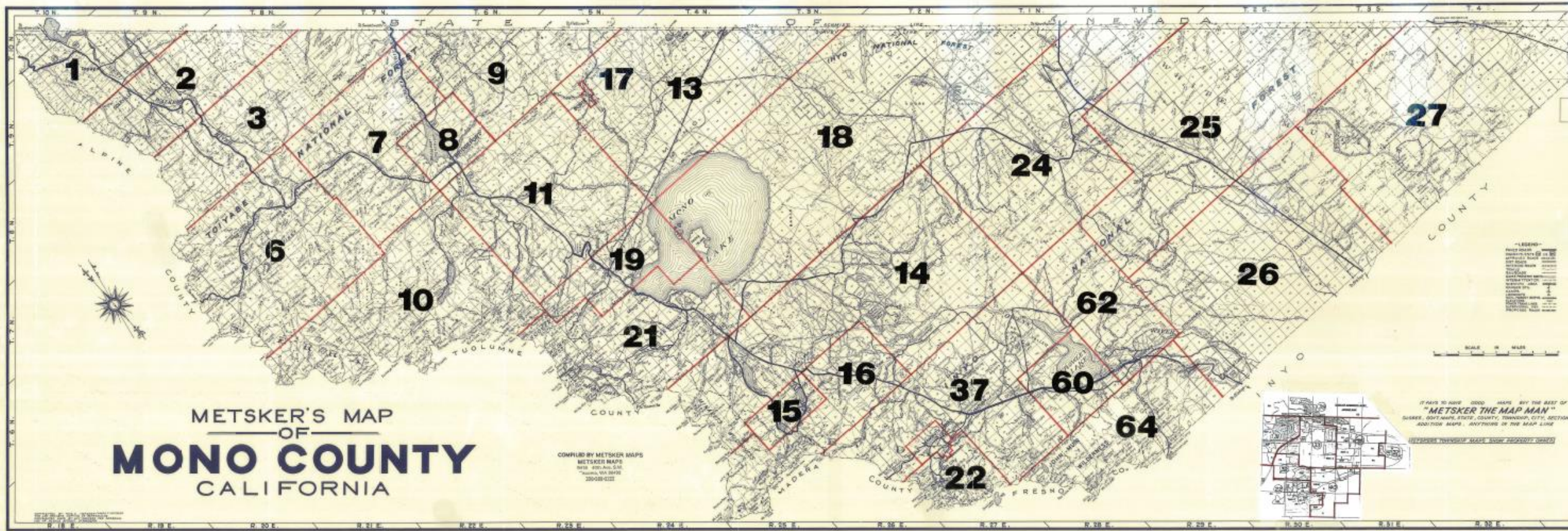
2.5 years of high priority/urgent backlog, 38.5 years of additional backlog.

There is a benefit to all supervisorial districts, and to all of the entities that benefit from General Fund revenues.

The Mono County Grand Jury, in the report for 2011-2012, in the recommendations section, wrote: “2. The County Assessor should maintain full authority over the mapping function. This includes oversight of individual(s) or contractor(s) performing the mapping and specifications for the software.

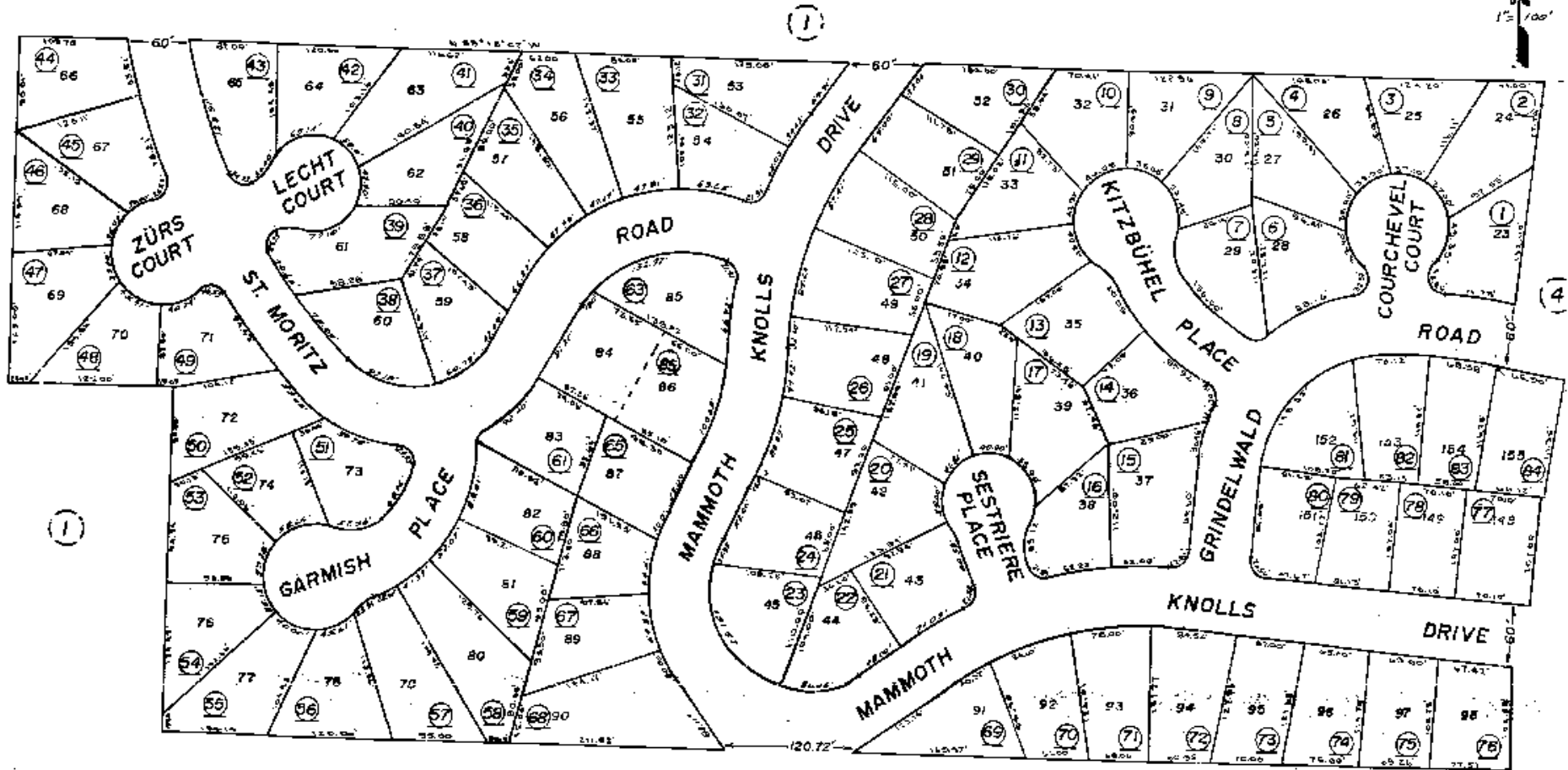
Many maps have not been updated since 1951 or earlier (66 years since last update);

In the last 15 years, we have had at least 6 different mappers produce maps; there is a lack of consistency and format homogeneity. Mappers: Eilertsen, JDL Mapping, Triad-Holmes Associates, Parcel Quest, Goodner-Belli, and other unknowns.



Mono County as Assigned to Geographic Map Book Areas

MAMMOTH KNOLLS



NOTE: This Map is prepared for the use of the Mono County Assessor, for assessment and illustrative purposes only. It does not necessarily represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data hereon shown.

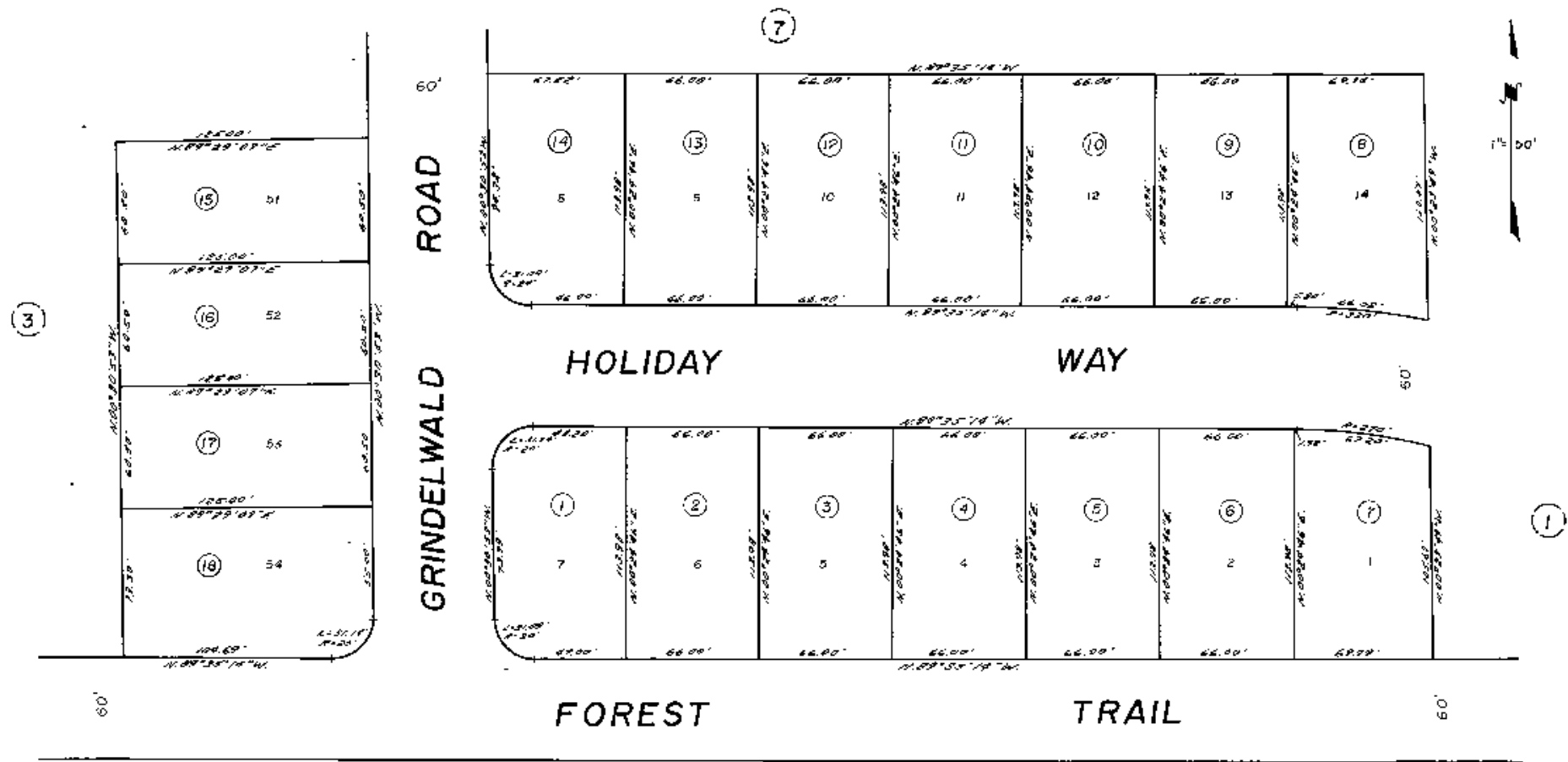
Assessor's Map Bk. 39 - Pg. 5
County of Mono, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses,
Assessor's Parcel Numbers Shown in Circles.

3/79

A PORTION SW.1/4, SE.1/4, SEC. 27, T.3S., R.27E., M.D.B. & M.

Tax Area Code 39-06
10-06



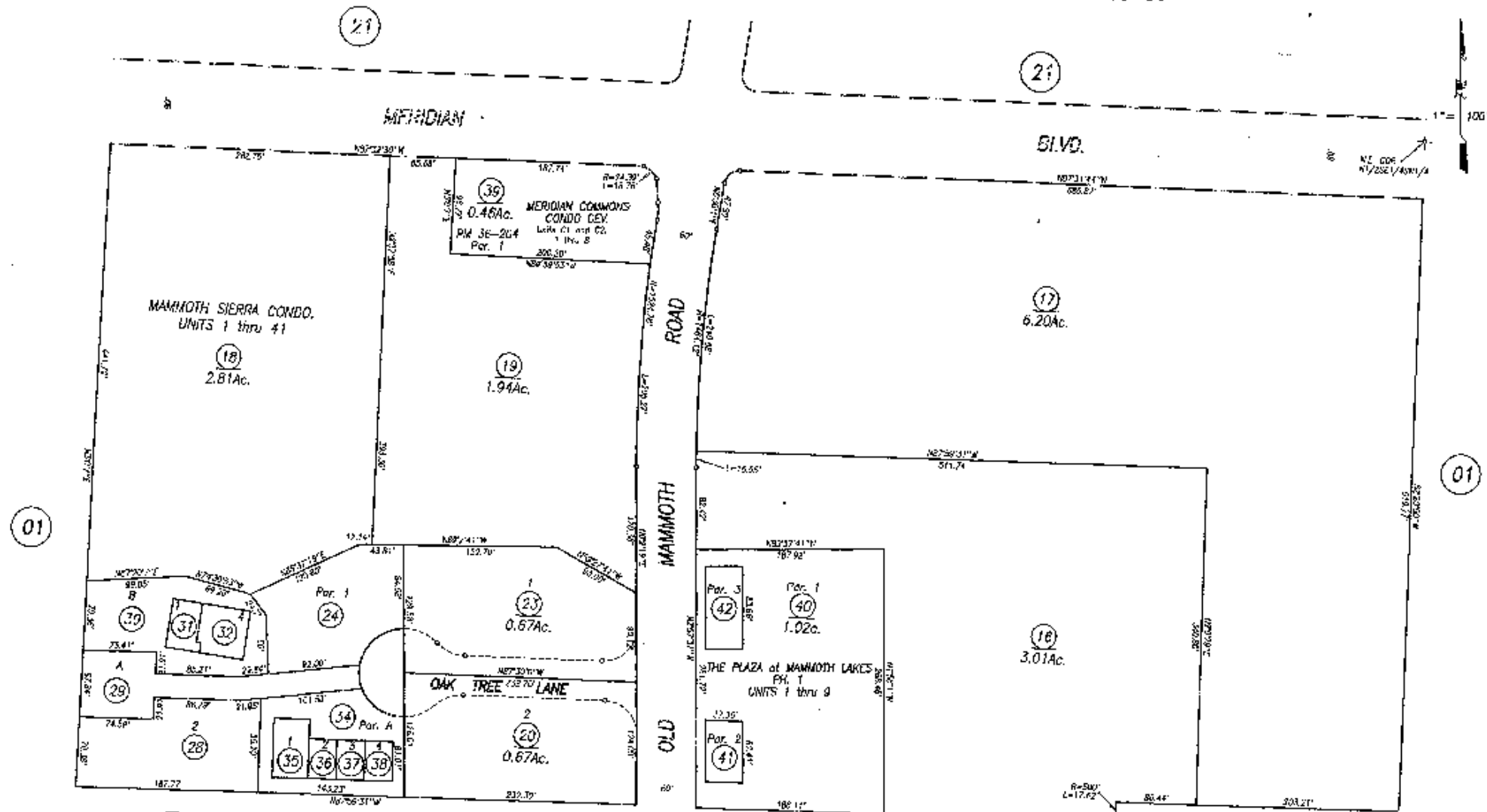
M. B. 8-21 HOLIDAY PINES SUBDIVISION TRACT NO.36-23

(Bk.33)

Assessor's Map Bk. 39 - Pg. 6
County of Mono, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

(2-73)



- 19 P.M.36-147, P.M.B. 4-36, (35-200-20 thru 23)
- P.M.36-175, P.M.B. 4-82, (35-200-24,25 & 26)
- P.M.36-177, P.M.B. 4-87, (35-200-28 thru 33)
- TENTATIVE P.M.36-195 (35-200-34 thru 38)
- P.M.36-220, P.M.B. 4-161, (35-200-40 thru 41)
- THE PLAZA AT MAMMOTH LAKES PH.1, C.P. 2-74 (35-200-40)

INCORPORATED AREA
Book 35, Page 20
Mono County Assessor's Map

Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Note: This map is prepared for the use of the Mono County Assessor, for assessment purposes only. It does not necessarily represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data shown hereon.

Created By:	P. Ellertsen	Created On:	1951
File Name:	Bk35Pg20	Revised On:	4-4-2007

IS THE PROPOSED SOLUTION THE BEST SOLUTION?

- ❖ Consulted with IT, CAO, and Finance Director
- ❖ Consulted with Environmental Systems Research Institute (ESRI)
- ❖ Considered private outsourcing
- ❖ Considered a temporary position
- ❖ Yes, the proposed solution is the best solution for both short and long term goals, and for the consumers of the Assessor's and GIS map products.

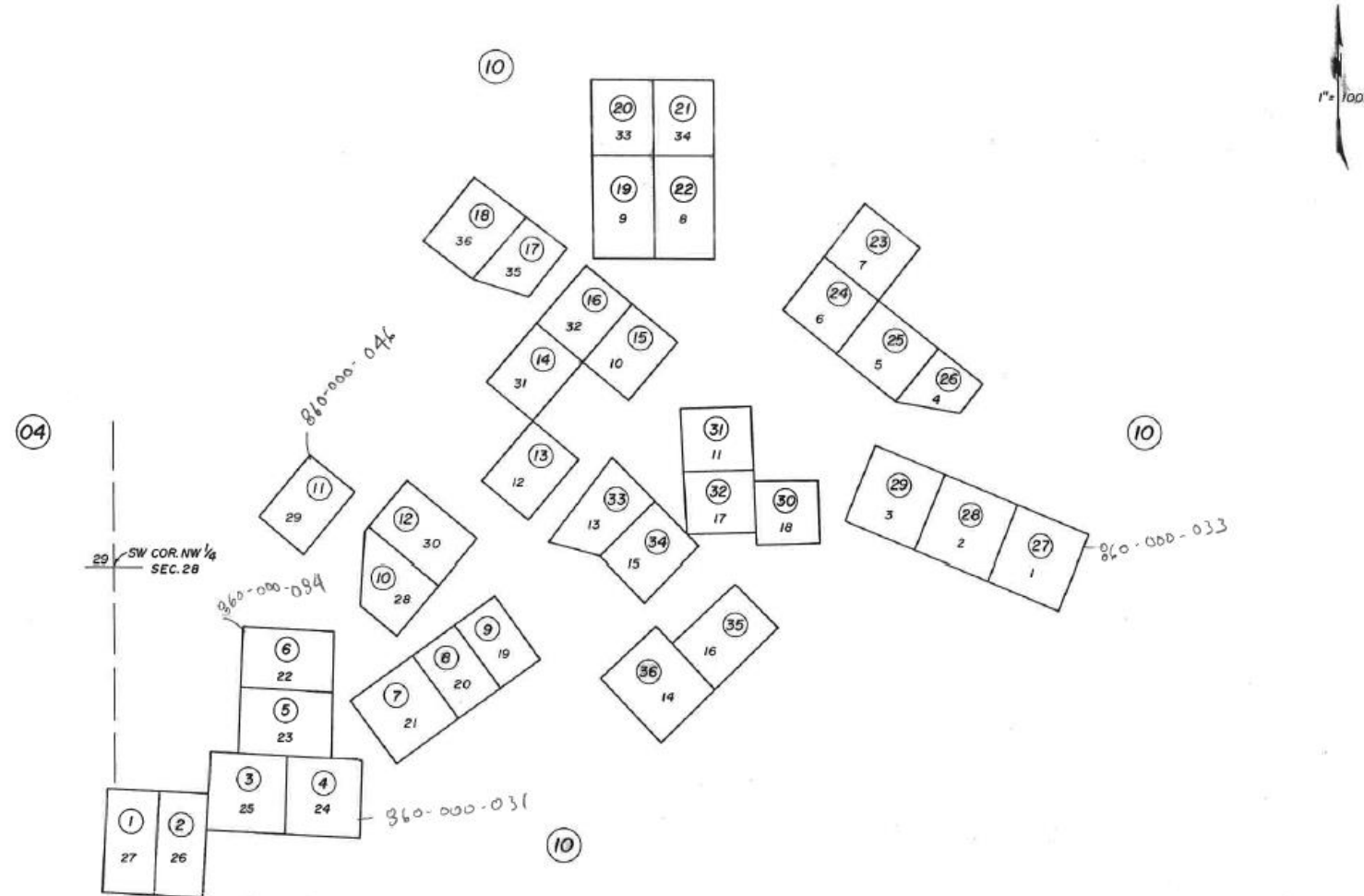
**WHAT WILL THE IT GIS ANALYST
DO WHEN THE MAP BACKLOG
HAS BEEN ELIMINATED?**

Create the Possessory Interest GIS Layer

POR. SEC. 28 & 29, T.4S., R.30E., M.D.B.&M.

Tax Area Code
59-12

62-11



NOTE: This Map is prepared for the use of the Mono County Assessor for assessment and illustration purposes only. It does not necessarily represent a final or official record. No liability is assumed as to the efficiency or accuracy of the data delineated herein.

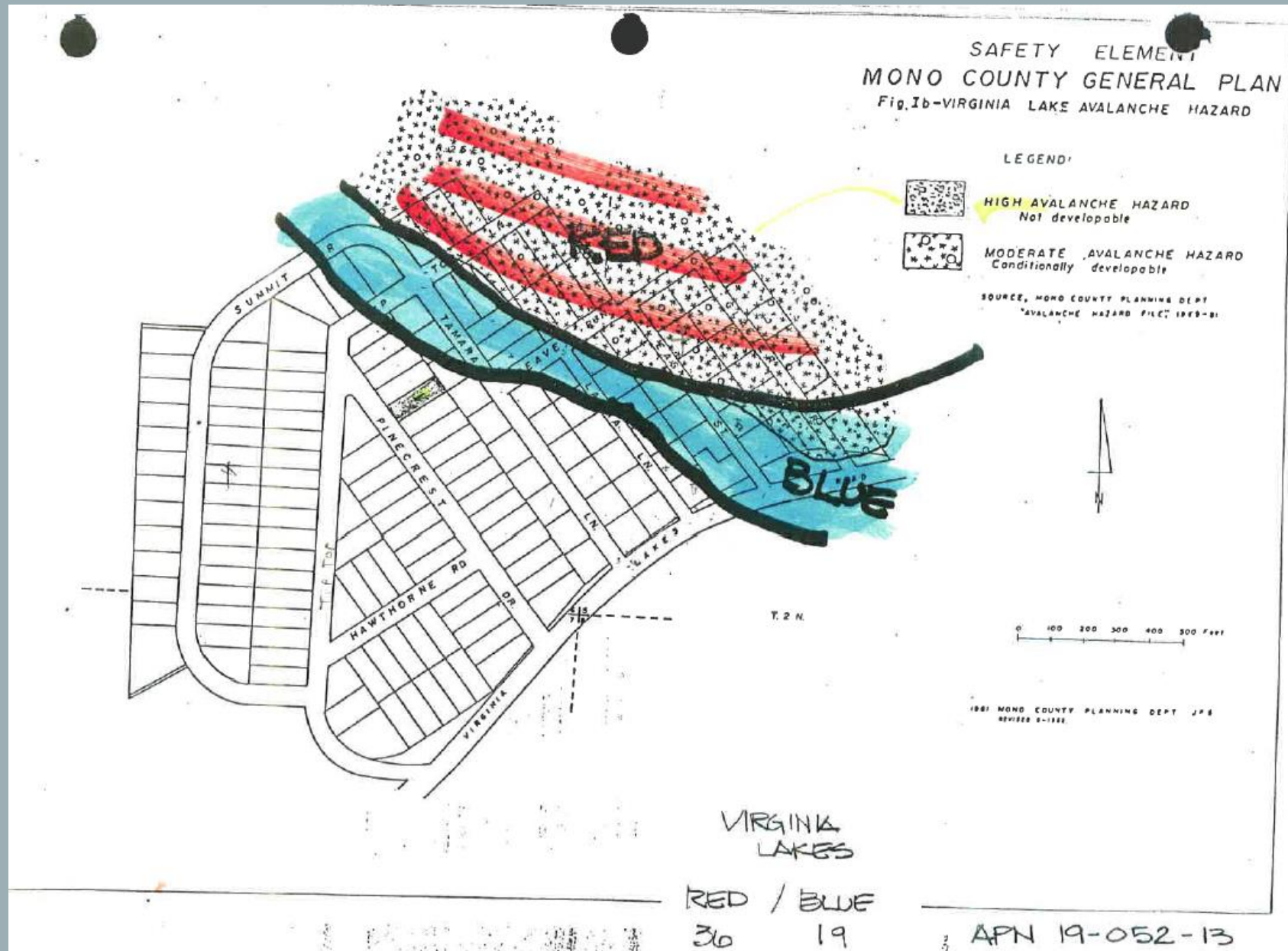
PINE GLADE TRACT

Assessor's Map Bk. 62 - Pg. 11
County of Mono, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

12/78

Create the Avalanche Extent Layer for the GIS



WHAT ELSE?

- ❖ Mining Claims
- ❖ Records of Survey
- ❖ Updating Tax Rate Areas (TRAs)
- ❖ Create a Layer of Easements (public & private)
- ❖ Chronology Layer
- ❖ Other Projects Currently Way Back on the Back Burner

March 14, 2017
Regular Meeting
Board of Supervisors

Item #9c-
General Plan
Amendment
Correspondence Received

Helen Nunn

From: Shannon Kendall
Sent: Wednesday, March 8, 2017 4:40 PM
To: Helen Nunn
Subject: FW: Vacation rentals

Not sure if this needs to be part of correspondence or not. All the Supes have seen it. I'd check with Leslie? It can't be made part of Tuesday's record now.

From: Donna Simensen [mailto:picturethisdl@gmail.com]
Sent: Wednesday, March 08, 2017 4:29 PM
To: Leslie Chapman <lchapman@mono.ca.gov>; Larry Johnston <ljohnston@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>
Cc: Shannon Kendall <skendall@mono.ca.gov>
Subject: Vacation rentals

To all the supervisors in Mono county,
I just came from the supervisors meeting in Bridgeport. I am a resident in Bridgeport and I am currently trying to get a permit for our house so it can be a vacation rental (short term rental). I have done this before through an online site and have had nothing but positive experiences and wonderful responses.
This beautiful area that we all are so fortunate to live in, survives mostly on tourism. It is such a great gesture to share your home with the public so they can also experience and feel like they belong here in this great place.

My husband and I live next door, so we will be in communication with our guests and not only will open up our home, but we can say that we are part of contributing to the financial welfare of our community as well. We know that the public needs to eat and drink and therefore, people spend money in our town. We also will be contributing a TOT tax which is a tax, that the community would not have from us, if we were not allowed to have a vacation rental.

What I have heard from people in other communities that do not allow transient rentals, is that they do it anyway and no TOT taxes are collected and the town does not receive any of that money that is so desperately needed in the towns or cities.

This notion that a transient rental is a bad thing is simply not true! All the people that I've encountered by having a vacation rental are wanting to experience what it's like to be a local or to see this awesome county. They don't come to make life miserable for others. They are people from all walks of life, and families from all over the globe, who very much show respect and compassion for you and your property, and this great land of which they came to visit.

Thank you for your consideration in this matter,

P.O. Box 128
Lee Vining, CA 93541

P.O. Box 715
Bridgeport, CA 93517
March 11, 2017

Dear Mono County Board of Supervisors,

I live in Mono City. I first became aware of the transient rental issue during the March 7th Board of Supervisors meeting in Bridgeport. The following evening at the Mono Basin RPAC meeting, questions and concerns were expressed to Supervisor Gardner. I think many property owners within Mono City and County do not know the Board is preparing to make a decision on March 14th. This critical issue that affects everyone needs to be more widely publicized, discussed, and vetted within communities.

I know it is in the County's financial interest to permit transient rental properties. I have witnessed, though, communities in California detrimentally changed and torn apart by these rentals. Mono City is vulnerable. The healthy functioning of a community is more valuable than fast money.

The plan states that property owners 500 feet from a proposed transient rental property would be notified. Since these rentals can potentially disrupt a community, the entire community should be notified.

Workforce housing in the Mono Basin is sparse. Opening up lucrative transient rental opportunities to investors is not compatible with trying to solve the long-time housing issue, not to mention low-income housing.

I respectfully request the Board of Supervisors postpone this decision, at least regarding Type 2 rentals, and publicize this issue more fully within communities for thoughtful conversation about what is best for each. "Commercializing" private property is not a small thing. It is community changing.

Thank you for considering these thoughts.

Sincerely,

Margaret Eissler

Helen Nunn

From: Shannon Kendall
Sent: Monday, March 13, 2017 7:17 AM
To: Helen Nunn
Subject: FW: Please read before Tuesday's meeting-(Vacation rentals)

From: Donna Simensen [mailto:picturethisdl@gmail.com]
Sent: Sunday, March 12, 2017 6:14 PM
To: Leslie Chapman <lchapman@mono.ca.gov>; Larry Johnston <ljohnston@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>
Cc: Shannon Kendall <skendall@mono.ca.gov>
Subject: Please read before Tuesday's meeting-(Vacation rentals)

To all the supervisors in Mono County,
This is concerning the Vacation rental (short term-rental issue)

This is our story:

In 2014 we moved to Bridgeport, we moved to a 843 square ft. house. There were foreclosures and empty houses in the area and the town had signs of a struggling economy. But we were here! Our dream of finally living here is true!

Then the house next door became available, and it was within our budget. We did not intend on buying two houses when we moved here, but you could say it was met to be! We found out that both houses had been owned by the same family and the history behind both houses are unique in their own way.

We love the fact that we have a guest house for friends and family, that, live so far away. We are hoping to use our guest house as an much needed income producer. We are both retired and only one of us has a monthly pension.

When we bought these houses, they both had been neglected for a long time, we feel like we brought these two houses back to life. We chose to live here because of the beautiful Eastern Sierra's, as I'm sure that's why all of you live here. We feel that this is a great place to live.

To bring in another lodging option for visitors is a step in the right direction. I understand the reason for all this apprehension about short term rentals, it is becoming a big thing in a changing society, however, this is another example of having a chance to work together to improve our community. Bridgeport, unlike Mammoth and June Lake, has no big resort in the winter to attract the public to stay here. I am asking you all to please consider the fact that Bridgeport is only prosperous in the summer, and therefor this is a timely matter for us.

This is the second letter I have sent to you all, about this subject. We understand the reasoning thought that a vacation rental may infringe on others privacy, but In respect to all that is involved, this has been a pressing issue too long. In our case, where we live, there are two motels backed up to our street, the Barn & Terrace across the street, a storage unit and another motel that shares a fence with us, not to mention the hundreds of R.V.'s going down our street in the summer. This is **not** a hardship to us in any way, in fact, to see Bridgeport so busy is wonderful. For anyone that lives here in Bridgeport and has a business, they rely on the spring, summer and part of the fall to bring in tourism and revenue.

Thank you for your consideration in this matter,

Jeff & Donna Simensen -Permanent full time residents of Bridgeport

Helen Nunn

From: Shannon Kendall
Sent: Monday, March 13, 2017 11:26 AM
To: Bob Gardner; Fred Stump; John Peters; Larry Johnston; Stacy Corless
Cc: Helen Nunn; Leslie Chapman
Subject: FW: County TROD

Please see below.

From: HeinrichsFour@aol.com
To: cdritter@mono.ca.gov
CC: fstump@mono.ca.gov, ljohnston@mono.ca.gov, bgardner@mono.ca.gov, jpeters@mono.ca.gov,
scorless@mono.ca.gov, heinrichsfour@aol.com
Sent: 3/13/2017 9:35:37 A.M. Pacific Daylight Time
Subj: County TROD

CD - Can you have this email given to the Supervisors? We are out of town and were unaware that this issue was being brought before the Board again.

Dear Board of Supervisors,

Since 2009, 8 long years, the citizens in June Lake have been fighting this war against the county's issue of TROD, which is the taking away our SFR zoning rights. It is apparent that the majority of the citizens in June Lake want their neighborhoods to remain SFR, as expressed in almost every CAC meeting for 8 years, however the county continues to ignore the citizen's voices, who's views and values don't seem to matter with county planning.

Currently, the county planning department is trying a different approach to spread this issue throughout the county with some unknown urgency. You need to ask yourself why?

Why would the county spend unlimited money, time and recourses to change their policy for one or two people? The citizens in June Lake have expressed opposition, like the voters of Proposition Z in Mammoth, who were against the nightly rental ordinance. Having failed in Mammoth, county planning continues to try to force their wishes to violate the SFR zoning in June Lake and through out the county. County Planning has stated that this will change private residence zoning which the majority of home owners do not want. When did the county determine it was their right to tell the majority of homeowners how to live our lives and tell us what we can and can not do just to satisfy a few requests. The planning department has started this neighbor against neighbor war and is still continuing to fuel this unrest.

When is the County Planning department going to stop trying to take away our SFR zoning rights? This continuing harassment of it's citizens needs to stop immediately.

Sincerely,
Al and Patti Heinrich
June Lake

March 13, 2017

Subject: TROD/General Plan amendment

Dear Mono County Board of Supervisors:

My name is Dorothy Burdette. My husband, David "Charley", and I had planned to attend the March 14, 2017 Board meeting but personal issues arose that preclude us from doing so.

My husband and I have grave concerns about the TROD General Plan amendment the county has presented to the Board intended for countywide application.

The community of June Lake has been wrestling with the TROD issue since 2009 when Rusty Gregory closed June Mountain and stated he wanted more "hot beds" in June Lake. Mono County Planning Department felt it incumbent upon them to inject chapter 25/ TROD into the General Plan so neighbor could be pit against neighbor to defend their property from night to night transients in SFR, ER, RR, MFR-L and RMH areas. June Lake is still wrestling with this issue some 8 years later, even though meeting attendance overwhelmingly shows a majority are against the idea of these overlays. Time and time again this is being force fed down our throats.

Hours and hours of staff time, public time, and county funds have been used to try and make sense of this TROD and because of a select few, who wish to rent out their properties to make some additional money, we keep belaboring this issue.

There was a telephonic Housing Survey done in conjunction with TOML that included some transient rental questions. I did not see those results in the March 7, 2017 packet or in the March 14, 2017 packet. Perhaps the Board should request to view and consider those answers.

In the changes to Chapter 25.010 it states,

Intent

"In recognition of the demand by visitors for diverse lodging options..."

Where is the data to back up this statement and how and when was it garnered?

Shouldn't the intent be to ensure the property owner's and neighborhoods are not adversely affected? That their quality of life will not be diminished?

In the Planning Commission's minutes of February 16, 2017 Commissioner Bush stated, "BOS looked at plight of homeowner with two households. If could rent, would not foreclose." Why should the rest of community be subject to one property owner's poor planning?

In your packet the Planning Department has given you Alternatives, 1-7. We urge you to select alternative 5. If a property owner wishes to apply for a permit for short term rental let them do so and jump through all the hoops themselves instead of bringing their neighbors along with them.

You have but one (1) Code Compliance Officer and will remain to have one (1). There in lies a big problem with illegal rentals. The CCO works only Monday thru Friday but most of the problems arise on weekends. That puts property owners in the position of policing their neighbors. Perhaps the CCO should change days of his work week. Or perhaps the Board would permit The Planning Department to hire an additional CCO/part-time.

We certainly could go on and on expressing our frustration with this matter so here is just a smattering of our concerns.

Respectfully,

**David C. Burdette
Dorothy Burdette
June Lake**

Helen Nunn

From: Shannon Kendall
Sent: Tuesday, March 14, 2017 10:37 AM
To: Bob Gardner; Fred Stump; John Peters; Larry Johnston; Stacy Corless
Cc: Leslie Chapman; Helen Nunn
Subject: FW: Short Term Rentals

For additional documents.

From: Ian Fettes [mailto:ian@mechdc.com]
Sent: Tuesday, March 14, 2017 10:36 AM
To: Shannon Kendall <skendall@mono.ca.gov>
Subject: Short Term Rentals

Hi Shannon,

We need to embrace the reality of Short Term Rentals as the way things are going on a world-wide basis. We're a community that relies on tourism and we're turning our backs on TOT that could be vital to the County's economy.

Ian Fettes
June Lake


March 14, 2017
Regular Meeting
Board of Supervisors

Item #9c–
General Plan
Amendment
Supervisor Johnston

From: **Larry Johnston** (ljohnston@mono.ca.gov) 
Subject: **March 11, 2017 at 8:40 AM**
To: **Larry Johnston** (lkkj@aol.com)



<https://www.seattle.gov/Documents/Departments/Council/Issues/RegulatingShortTermRentals/Short-Term-Rentals-Infographic.pdf>



EVERY HOME COUNTS

PREVENTING THE CONVERSION OF SEATTLE'S LONG TERM HOUSING INTO COMMERCIAL RENTALS

COUNCILMEMBER MIKE O'BRIEN

Few hosts of short term rentals (STRs) list more than one whole unit (e.g., an apartment). While their units account for a small portion of Seattle's housing stock, they make up a large portion of all STR listings and they're growing rapidly. If current trends continue, a significant number of Seattle's long term housing units could become STRs. **The legislation to regulate STRs is an effort to nip this problem in the bud.** Here's an example using data about Airbnb.

MULTI-UNIT HOSTS ON AIRBNB FEW IN NUMBER, BIG ON IMPACT

About 12% of Seattle hosts list more than one whole unit on Airbnb.

But these hosts manage about 36% of all whole-unit listings.



RAPID GROWTH FUELED DISPROPORTIONATELY BY MULTI-UNIT HOSTS

Airbnb is rapidly expanding in Seattle. Listings for whole units grew by 31% in only 7 months.

Hosts with multiple whole units accounted for nearly half this growth, indicating that Airbnb relies more and more on commercial STR operators.





BETA ABOUT (/ABOUT)

THE

CHANNELS

EN



(<https://news.vice.com>)



AIRBNB (/TOPIC/AIRBNB)

Airbnb Will Probably Get You Evicted and Priced Out of the City



By Alice Speri (/contributor/alice-speri)

April 24, 2014 | 5:25 am

Renting your place on Airbnb might help you pay your rent, but it's making New York City — and San Francisco, Montreal, Berlin and other popular destinations — even less affordable than they already are.

The young and mobile love Airbnb. It's a step up from crashing on a friend or a stranger's couch without shelling a month's rent on a three-day stay at a hotel. It's also a great way to make up for rent that's "wasted" on an empty apartment.

'In an attempt to make an extra buck, you may be slowly screwing yourself out of the market.'

For those of us trying to survive in some of the most expensive cities in the world — where everyone wants to live, but fewer and fewer people can afford to — it might even be what allows us to be able to pay the rent.

But wait until you are looking for your next place to live, and see the going rates for rentals in the city.

If you look at the economics of it, Airbnb is ruining your life. Or, at least, your chances at a lasting life in the city. In an attempt to make an extra buck, you may be slowly screwing yourself out of the market.

PETA will NOT be turning Dahmer home into a vegan restaurant. Read more here.
(<https://news.vice.com/articles/peta-will-not-be-turning-dahmer-home-into-a-vegan-restaurant>)

Seattle City Council (council)

[Home \(council\)](#) / [Current Issues \(council/issues\)](#) / Regulating Short Term Rentals

[Meet the Council \(council/meet-the-council\)](#)

[Issues \(council/issues\)](#)

[News \(council/news\)](#)

[Committees \(council/committees\)](#)

[Legislation & Research \(council/legislation-and-research\)](#)

[Calendar \(council/calendar\)](#)

Regulating Short Term Rentals

Update: On July 20, the Affordable Housing, Neighborhoods and Finance Committee discussed a modified approach to regulations. A summary of that approach is available [here \(http://seattle.legistar.com/gateway.aspx?M=F&ID=8ea11522-ce77-47ac-971a-241bfd1ee18c.pdf\)](http://seattle.legistar.com/gateway.aspx?M=F&ID=8ea11522-ce77-47ac-971a-241bfd1ee18c.pdf).

On June 1st, 2016 Councilmember Tim Burgess and Mayor Ed Murray announced a proposal to prevent long-term rental units from being converted to short-term rentals, while still providing residents the flexibility to earn additional income by renting out their homes.

The measure focuses on commercial operators who use platforms, such as Airbnb and VRBO, to rent multiple properties year-round. Approximately 80 percent of existing short-term rentals in Seattle will see no new regulations.

"Property owners are shifting hundreds of homes from the long-term residential market to short-term rental platforms like Airbnb, and in doing so dangerously reduce our housing supply," said Councilmember Burgess, chair of the Council's Affordable Housing, Neighborhoods and Finance Committee. "At the same time, Seattle homeowners offering short-term rentals in their own homes earn valuable supplemental income. These proposed regulations focus narrowly on the commercial operators that take advantage of home-sharing platforms to exacerbate our housing crisis."

Resources

MODIFIED APPROACH AND NEXT STEPS

<http://seattle.legistar.com/gateway.aspx?M=F&ID=8ea11522-ce77-47ac-971a-241bfd1ee18c.pdf>

ONE PAGE SUMMARY

[\(Documents/Departments/Council/Issues/Short-Term-Rentals--Summary.pdf\)](#)

FAQS

[\(Documents/Departments/Council/Issues/Short-Term-Rentals--FAQs.pdf\)](#)

DETAILED POLICY BRIEF

[\(Documents/Departments/Council/Issues/Short-Term-Rentals--Policy-Brief.pdf\)](#)

PROPOSED LAND USE CODE AMENDMENTS

[\(Documents/Departments/Council/Issues/LUC-Ord.pdf\)](#)

Short Term Rental Zoning May Be Strictly Regulated or Not

When it comes to short term rental zoning, communities have to decide on a policy that fits their history and ideals. This issue arises where tourists or a transient population are interested in temporary rentals of single-family residences, without the owner being on the premises.

Often the question is handled through the zoning ordinance, but sometimes a stand-alone ordinance may be enacted governing the conditions under which such a land use is permitted.

Often the short term rental zoning provisions define short term as less than 30 days. The same concept may be called transient rentals, or short term transient rentals. A few examples of a seasonal zoning regulation have been found as well, in which different regulations apply if the rental is for more than 30 days but less than 180 or so.



If the zoning ordinance is where short term rentals are regulated, the ordinance of course will spell out which zoning districts allow such a use. Sometimes ordinances require a special use permit,

Beautification

Code

Enforcement

Comm Dev

Overview

Community
Organizations

Crime Prevention

Deed Restrictions

Economic
Development

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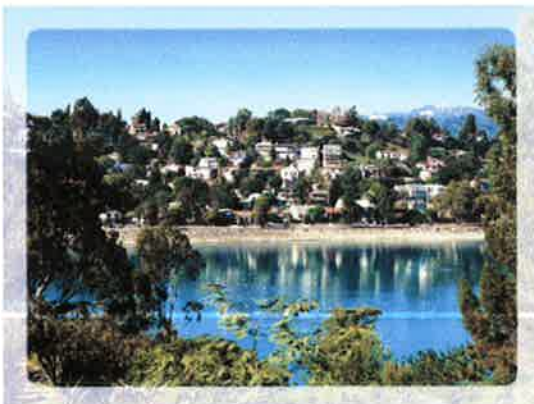
THE PROBLEM WITH COMMERCIALIZED SHORT TERM RENTALS

Though some hosts occupy their rentals and truly participate in the spirit of “home sharing,” a disproportionate number of rentals belong to commercial users who do not occupy their multiple property listings. Lack of enforcement allows these commercial ventures to wear down the economic and social fabric of residential neighborhoods in a variety of ways. Here are the realities that the optimistic propaganda of the “sharing economy” leaves out:



1) **Commercialized short-term rentals artificially inflate rental costs.** Commercial short-term rental operators have figured out how to profit from evading city laws and converting long-term living spaces (including those under rent control) into short-term rentals. That means fewer homes on the market for long-term renters, and

landlords that can expect a higher rent from tenants planning to operate a short-term rental. More on that [here](#).



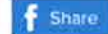
2) **Commercialized short-term rentals make it impossible for most families to live in their current neighborhoods.** As long-term residents get priced out of your neighborhood, who remains? Only those who already own a home (and don't rent it out short term). Goodbye new families. Goodbye young couples struggling to pay the rent. Goodbye

Neighbor Issues When You Rent Out Your Home on Airbnb, VRBO, or Other Rental Services

Avoid neighbor problems when you rent out your home on a short-term basis.

By Stephen Fishman, J.D. (<http://www.nolo.com/law-authors/stephen-fishman.html>)

<https://www.google.com/share?url=http%3A%2F%2Fwww.nolo.com%2Flegal-encyclopedia%2Fneighbor-issues-when-you-rent-out-your-home-airbnb-vrbo-other-rental-services.html>



(<https://www.facebook.com/sharer/sharer.php?u=http%3A%2F%2Fwww.nolo.com%2Flegal-encyclopedia%2Fneighbor-issues-when-you-rent-out-your-home-airbnb-vrbo-other-rental-services.html>)

Need Professional Help? Talk to a Real Estate attorney.

Please answer a few questions to help us match you with attorneys in your area.

Please select area of real estate

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March 14, 2017
Regular Meeting
Board of Supervisors

Item #9e-
Report on NACo
Legislative
Conference
Supervisor
Corless/Supervisor Gardner

NACo Legislative Conference Report
Washington, DC
Feb. 25-March 1, 2017

Read a recap of conference activities from NACo [here](#):

Saturday, Feb. 25

First Time Attendee Breakfast: Supervisor Gardner attended this event to learn about NACo, meet its officers, and hear about the Conference schedule of activities.

Public Lands Policy Steering Committee (PLPSC) Meetings: At the resolutions subcommittee meeting, PLPSC members approved new interim policy resolutions supporting a BLM Foundation (some opposition), supporting repair and maintenance of the Public Land Survey System, and supporting the Outdoor Recreation Act. The latter was sponsored by Supervisor Corless and Mariposa County Supervisor Kevin Cann.

Current NACo Public Lands policies can be obtained at <http://www.naco.org/sites/default/files/Public%20Lands.pdf>

The Committee also approved another resolution supporting changes to the Secure Rural Schools (SRS) Resources Advisory Committee (RAC) appointment process to increase its success. It appears the Inyo National Forest does not have a RAC now. *This may be a topic that deserves further research.* NACo is actively supporting full funding of the SRS program.

The Committee rejected an emergency resolution proposal to address recent legislation that would transfer Federal public lands law enforcement responsibilities to local law enforcement agencies. No discussion of this proposal occurred. *Perhaps the Board should review this legislation and take a position?*

There was a presentation on the background and administration of the Payments In Lieu of Taxes (PILT) Program by M. Lynne Corn from the Congressional Research Service. NACo has active advocacy efforts ongoing with the Congress to support continuation and full funding of this program. *Mono County received about \$1.1 million in PILT funds in the current fiscal year.*

There was also a panel presentation on Wild Horses and Burros. The overpopulation of horses and burros is a major challenge for BLM and other agencies in some Western states. More information on this issue is available at www.wildhorserange.org. *What is the Board's position on wild horses in Mono County?*

At the PLPSC business meeting that afternoon, NACo Associate Legislative Director Chris Marklund gave a legislative update. NACo's primary public lands legislative focus is full, mandatory funding of PILT and reauthorization of Secure Rural Schools; while the outlook for PILT funding is promising, the future of SRS is uncertain. There was brief

discussion about the Bureau of Land Management (BLM) Planning 2.0 Rule. NACo has taken a position opposing this rule based on concern there would not be sufficient opportunity for local government input. *As of the meeting date, the US House has also passed a bill opposing this rule and on March 7, the Senate passed legislation that repeals the rule, using the Congressional Review Act. BLM's 1980s-era planning guidelines now stand, and will be difficult to change.*

Finally, there was a panel of three Federal agency officials focused on public lands. Thomas Tidwell, Chief of the US Forest Service spoke first. He focused briefly on USFS accomplishments, but also noted the impact wildfire suppression has had on their budget. USFS spent roughly 15% of their budget on wildfires in the 1990's but is now spending 56%, and is expected to devote almost 70% by 2015. He emphasized the need for Congress to enact a revised process for USFS wildfire funding. NACo has supported such a revised approach (as has our Board) and we discussed this with other USFS officials (see below) and with Rep. Paul Cook.

USFS has also seen a 40% reduction in staff due to limited resources. They are open to collaboration with states, counties and non-profits in the future to help them accomplish their mission. Tidwell clarified the hiring freeze recently imposed by the new Administration would not include seasonal employees, which was a serious concern in Mono County. *We passed this information on to Inyo National Forest staff.*

Chief Tidwell made a clear request to the county representatives in the room to communicate with the agency. He also requested support for the agency's collaborative planning efforts, and to help the US Forest Service identify priorities and to help "accelerate" the collaborative process in areas where there is consensus.

The second speaker was Kristen Bail, the Acting Director of BLM. She primarily spoke about the Planning 2.0 Rule. She noted that if the new rule was not approved, they would have to go back to the old process in the interim, which in her opinion was not as effective.

The third speaker was Katherine MacGregor, Special Assistant to the Secretary of Interior. She had little to say given she had only been on the job for a short time. She did say they expected the new Secretary, Rep. Ryan Zinke, to be on board by Wednesday March 1, which did occur. She also said the President's America First policy included energy policy that would mean multiple use (and possible increased energy development) of public lands.

Sunday, Feb.26

Western Interstate Board of Directors: There were three informational presentations, two of which focused on issues addressed in the NACo Public Lands platform: Endangered Species Act reform (presented by Jordan Smith, National Endangered Species Act Reform Coalition) and Antiquities Act reform (John Vecchione, Cause of Action Institute). Both speakers reviewed the status of reform efforts and plans to

engage federal legislators on these issues, with assumptions that the current administration and congress will be more amenable to regulatory reform.

The third presentation, from a representative of Alaska Governor Bill Walker, highlighted economic development “opportunities” that are resulting due to shrinking Arctic sea ice (the words “climate change” were not part of this discussion).

Persuasion Workshop: Supervisor Gardner attended this workshop with about 25 participants presented by a facilitator. The workshop first focused on determining participant personality styles using the DISC (Dominant, Influential, Steady, Compliant) tool, and encouraging use of this awareness when engaged in Board and other discussions. The workshop also suggested a seven-step approach in helping to prepare for persuasive discussion. This process includes:

1. Believe you can succeed.
2. Let go of your need to be right (humility).
3. Engage your empathy and compassion.
4. Be clear in what you want to persuade someone to do.
5. Know the other person(s) communication style and motivation (Seek first to understand).
6. Have the conversation and respond to cues.
7. After the conversation, reflect on the outcome and your approach.

HECHO Meeting: Supervisor Corless was invited by Coconino County, AZ Supervisor Liz Archuleta to join an introductory dinner hosted by HECHO (Hispanics Enjoying Camping, Hunting, and the Outdoors). Supervisor Archuleta and HECHO Executive Director Camille Simon talked about the organization’s mission “to protect healthy watersheds, clean air, and robust wildlife habitats so that we can continue to enjoy and practice centuries-old cultural traditions that depend on these open spaces.” Current issues that HECHO engages in include advocating for the recently approved Methane Rule, Master Leasing Plans on public lands, preserving the Antiquities Act and securing reauthorization for the Land and Water Conservation Fund.

Monday, Feb. 27

National Association of Hispanic County Officials (NAHCO): Supervisor Corless was encouraged to attend this caucus meeting to hear a presentation about planning for the 2020 census and how proposed changes could effect accuracy of the census in counties with a significant number of Hispanic residents—including formulation of race and ethnicity questions and proposed use of online tools in conducting the census. A presenter from the National Association of Latino Elected Officials emphasized the need to communicate to residents concerned about immigration action that census information cannot be shared with other federal agencies.

NACo General Session: There were a few speakers but the most interesting were Jim VanderHei, co-founder and CEO, Axios and formerly with Politico, and Senator Mark Warner from Virginia. VanderHei's numerous observations of the new Administration included advising to "keep expecting volatility, then just be delighted when normal stuff happens,"

Sen. Warner focused on the fact that in his view economic security has not improved for many Americans. He stated capitalism in the US is not working for enough people from his perspective. He had three main points in this regard:

1. The predictability of income and benefits is critical for many. He called this the lack of social insurance.
2. There are serious wage issues. Government training programs don't work; we need to create incentives for businesses to train their labor forces so they can increase wages.
3. Stockholders need to focus on long term growth rather than short term. Need incentives to foster long term strategies as opposed to quick gains that hurt the economy.

Meeting with Kevin Chang on Sen. Harris staff: Kevin is Sen. Harris analyst for Natural Resources issues. He listened to our concerns and thanked us for the copy of our Legislative Platform. We discussed our interest in Federal support of recreation and its economic impact, and the USFS wildfire funding issue. We also noted the NACo support for the PILT and SRS legislation. We invited the Senator to visit Mono County. Kevin told us the Senator might be interested in visiting Manzanar given her interest in the immigration issue. Inyo County Supervisors and their CAO joined us at this meeting. Kevin also suggested we might provide potential questions for the record for the Senator as she prepares for hearings. *We need to clarify what her Committee assignments are so we can consider possible questions to submit.*

Meeting with Joe Meade, National Director, Recreation, Heritage, and Volunteer Resources: This was a useful meeting. We discussed several items, including the USFS wildfire funding issue, the need generally for more resources for infrastructure, and partnership opportunities. On the wildfire funding shift, he emphasized that recreation dollars return triple the amount spent back to the local economy. Joe suggested we look at collaborative models used in several other areas, including the Deschutes National Forest in Oregon, the San Bernardino National Forest, and the Chugach National Forest in Alaska. He was supportive of the concept of counties hiring staff with partial USFS funds to work on collaborative projects. There are good precedents for this. We discussed long term ideas of sharing fees generated on public lands in exchange for increased county responsibilities. He encouraged us to work with our Forest Supervisor on these ideas.

CSAC Briefing on Congressional Issues: Staff of CSAC's lobbying firm provided their analysis of the current climate in Congress. There is still much partisanship in

Congress. The three items of priority this year will be tax reform, an infrastructure package, and ACA reform. They also noted the President's plan to add \$54 billion to the Defense Dept. by taking it from other federal agencies. There is concern about the Debt Limit being reached this year as well. Tax reform may include elimination or modification to the treatment of municipal bonds. NACo has taken a position against any changes to municipal bonds. Few details were available on ACA reform at the time of the conference.

Tuesday, Feb 28

NACo General Session: Utah Rep. Rob Bishop from Utah spoke to the Conference. He is the Chairman of the House Natural Resources Committee. He began by stating that the Congress would be reevaluating all current Federal regulations, and that this new approach would effect a paradigm shift in government, including public lands management. He noted his support for Speaker Paul Ryan "A Better Way" proposal and indicated that the current Federal bureaucracy is based on Max Weber's Administrative State writings from the 19th Century. He mentioned this was like Communism, which he views as the lack of choice. Bishop and Speaker Ryan believe people need to be heard, and that people are heard and given choice through the legislative branch of government. Bishop said his goal is to push power to state and local governments. He also stated NEPA needs to be reviewed and we need good forest management. He wants more public input for Antiquities Act decisions and would like to see special use designations such as National Monuments made exclusively by Congress. Supervisor Corless asked how public lands would be cared for and conserved for future generations. Rep. Bishop responded that counties would do as good a job as the federal government, and that if we rely on him and the federal government for public lands protection and funding, "you've got problems." His description of local government empowerment did not include any mention of funding for managing public lands.

Minnesota Senator Amy Klobuchar also spoke to the conference general assembly. She stated the Senate was historically the place of compromise. Klobuchar, a former county attorney, also warned county leaders to be very concerned about federal proposals that could inevitably, "land in the counties' laps."

She supported the Senate immigration bill passed last session, and reminded everyone of the significant impact immigrants have on local economies.

The final speaker was Michael Beschloss, an author who focuses on Presidential history. He noted four qualities of Presidential leadership based on his research:

- Guts – take the heat and have courage
- Explain why change is the best thing to do and be an effective persuader
- Have a sense of history and use it as a guide
- Have the ability to deal with those who differ from you

Briefing with Senate Natural Resources Committee Staff: We met with three staff from this Committee. They were pessimistic about the Secure Rural Schools legislation because the House was not supportive. They noted US forests were not producing much revenue now and that was the basis for this program. They stated we need forest management legislation that would include a solution for the wildfire funding problem. They added that there is no perspective from the new Administration yet on these issues. They also emphasized they are open to new ideas for managing public lands as there will likely be no additional resources in the future.

Meeting with Rep. Paul Cook: We met with Rep. Cook and his legislative analyst Tim Itnyre. We thanked him for the work Congress had done in support of public lands and recreation in the last session, and encouraged him to support a solution for the USFS wildfire funding problem. He agreed that needed to be fixed. We stressed the impact recreation has on our Mono County economy, and how resources for USFS infrastructure and other agencies were lacking. We told him we were interested in some creative and collaborative ideas to improve public lands facilities and programs in Mono County. He and Tim both indicated support for such an approach, and asked that we keep them informed as we work on more details. We also told him we were concerned about any ACA reform because of the impact it would have on our residents, and about immigration. He said he agreed Congress needed to be careful not to hurt anyone who has obtained health insurance under ACA as any legislation moves forward. He also stated law enforcement needed to pick up illegal immigrants who should not be in the US. Rep. Cook confirmed that he will be in the Eastern Sierra for Mule Days in late May and would like to meeting with county leaders.

Wednesday, March 1

CSAC Breakfast with Members of Congress: CSAC held a breakfast and invited several members of Congress from California to provide brief comments. Attending were Rep. Tony Cardenas, Rep. Barbara Lee, Rep. Ro Kanna, Rep. Dana Rohrabacher, and Rep. Jeff Benham. Comments included:

- We need immigrants to build the labor force (Cardenas)
- Where are the dollars coming from for the infrastructure; so far it appears to be tax credits for the private sector and no public-sector funding yet (Cardenas)
- Elimination of municipal bonds not a good idea (Cardenas)
- Not a good idea to spend Federal dollars chasing cannabis (Rohrabacher)
- Support for border wall but protect Dreamers (Benham)
- Need private capital for infrastructure plus tax incentives and regulatory flexibility (Benham)
- Pace of Congressional action will be slow because of Senate role in approving President's appointments (Benham)
- ACA reform and tax reform will move quickly (Benham)
- Will protect basic ACA provisions (Benham)