

# Agenda



## County of Inyo Board of Supervisors

Board of Supervisors Room  
County Administrative Center  
224 North Edwards  
Independence, California

All members of the public are encouraged to participate in the discussion of any items on the Agenda. Anyone wishing to speak, please obtain a card from the Board Clerk and indicate each item you would like to discuss. Return the completed card to the Board Clerk before the Board considers the item (s) upon which you wish to speak. You will be allowed to speak about each item before the Board takes action on it.

Any member of the public may also make comments during the scheduled "Public Comment" period on this agenda concerning any subject related to the Board of Supervisors or County Government. No card needs to be submitted in order to speak during the "Public Comment" period.

**Public Notices:** (1) In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Clerk of the Board at (760) 878-0373. (28 CFR 35.102-35.104 ADA Title II). Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Clerk of the Board 72 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format. (Government Code Section 54954.2). (2) If a writing, that is a public record relating to an agenda item for an open session of a regular meeting of the Board of Supervisors, is distributed less than 72 hours prior to the meeting, the writing shall be available for public inspection at the Office of the Clerk of the Board of Supervisors, 224 N. Edwards, Independence, California and is available per Government Code § 54957.5(b)(1).

**Note:** Historically the Board does break for lunch; the timing of a lunch break is made at the discretion of the Chairperson and at the Board's convenience.

### **October 8, 2019 - 10:00 AM**

1. **PLEDGE OF ALLEGIANCE**
2. **PUBLIC COMMENT**
3. **COUNTY DEPARTMENT REPORTS** (*Reports limited to two minutes*)
4. **EMPLOYEE SERVICE RECOGNITION** - The Board of Supervisors will recognize employees who reached service milestones during the 2019 Third Quarter.
5. **PROCLAMATION - Wild Iris** - Request Board approve a proclamation declaring October 2019 as Domestic Violence Prevention Month in Inyo County.

### **DEPARTMENTAL - PERSONNEL ACTIONS**

6. **Health & Human Services - Fiscal** - Request Board find that, consistent with the adopted Authorized Position Review Policy: A) the availability of funding exists in the Social Services and ICGOLD budgets for one (1) Office Technician I-II, as certified by the HHS Director and concurred with by the County Administrator and Auditor-Controller; B) where internal candidates may meet the qualifications for the position, the vacancy could possibly be filled through an internal recruitment, but as a State Merit System position, an open recruitment would be more appropriate to ensure qualified applicants apply; and C) approve the hiring of either an Office Technician I at Range 55 (\$3,277-\$3,985) or Office Technician II at Range 59 (\$3,597-\$4,371), depending upon qualifications.

7. **Treasurer/Tax Collector** - Request Board find that, consistent with the adopted Authorized Position Review Policy: A) the availability of funding for one (1) Office Technician I or II exists in the General Fund, as certified by the Treasurer-Tax Collector and concurred with by the County Administrator and Auditor-Controller; B) where internal candidates may meet the qualifications for the position, the vacancy could possibly be filled through an internal recruitment, but an open recruitment is more appropriate to ensure qualified applicants apply; and C) approve the hiring of one (1) Office Technician I at Range 55 (\$3,277 - \$3,985) or an Office Technician II at Range 59 (\$3,597 - \$4,371), depending on qualifications.

**DEPARTMENTAL** (To be considered at the Board's convenience)

8. **Public Works** - Request Board authorize the submittal of a facility application to the Bureau of Land Management (BLM) for public road right-of-way for Inyo County District 5 roads crossing BLM land, and authorize the Board Chairperson to sign the application.
9. **Sheriff** - Request Board: A) declare OnSolve of Ormond Beach, FL a sole-source provider of CodeRED/IPAWS; and B) authorize the issuance of a purchase order in an amount not to exceed \$12,500 payable to OnSolve of Ormond Beach, FL for CodeRED/IPAWS.
10. **Water Department** - Request Board provide direction to the County's Owens Valley Groundwater Authority representatives in advance of the OVGA meeting scheduled for October 10, 2019 in Bishop.
11. **Health & Human Services - Fiscal** - Request Board ratify and approve Amendment No. 1 to Standard Agreement for Contract Number AP-1920-16 between the County of Inyo and the California Department of Aging (CDA), increasing the overall allocation by \$38,683, for a total contract amount of \$886,221; and authorize the HHS Director to sign the Standard Agreement Amendment.
12. **Sheriff** - Request Board amend the Fiscal Year 2019-2020 OHV Grant Budget (Budget Number 623519) as follows: increase estimated revenue in State Grants (Revenue Code 4498) by \$21,207.00 and increase appropriation in General Operating (Object Code 5311) by \$1,207 and Vehicles (Object Code 5655) by \$20,000 (*4/5ths vote required*).
13. **Sheriff** - Request Board: A) amend the Fiscal Year 2019-2020 Sheriff General Budget (Budget Number 022700) as follows: increase estimated revenue in Operating Transfers In (Revenue Code 4998) by \$17,000 and increase appropriations in Travel Expense (Object Code 5331) by \$14,250 and Personnel and Safety Gear (Object Code 5112) by \$2,750 (*4/5ths vote required*), and make the transfer from the Canine Replacement Trust (Trust Number 502707) Operating Transfers Out (Object Code 5801); C) declare Adlerhorst International of Jurupa Valley, CA, a sole-source provider of K-9 training; and D) ratify and approve purchases during Fiscal Year 2019-2020 from Adlerhorst International of Jurupa Valley, CA in the amount of \$17,000 for K-9 training and training materials, including a blanket purchase order in the amount of \$17,000 for the remainder of the fiscal year.

14. **County Administrator** - Request Board: A) conduct workshop regarding becoming a member of the Eastern Sierra Sustainable Recreation Partnership; and B) provide any follow-up direction to staff as necessary.

**TIMED ITEMS** (Items will not be considered before scheduled time but may be considered any time after the scheduled time.)

15. **PLANNING DEPARTMENT - 10:45 A.M.** - Request Board: A) conduct a Public Hearing regarding Appeal No. 2019-03/Robert Steele; and B) deny the appeal.

**COMMENT** (Portion of the Agenda when the Board takes comment from the public and County staff)

16. **PUBLIC COMMENT**

**CORRESPONDENCE - ACTION**

17. **Inyo Council for the Arts** - Request Board approve Resolution No. 2019-48, titled, "A Resolution of the Board of Supervisors, County of Inyo, State of California Designating Inyo Council for the Arts as the County's Partner to the California Arts Council," and authorize the Chairperson to sign.

**BOARD MEMBERS AND STAFF REPORTS**



# COUNTY OF INYO

---

## PERSONNEL DEPARTMENT

P. O. Box 249, Independence, California 93526

760-878-0377

760-878-0465 (Fax)

### MEMORANDUM

To: Department Heads

From: Sue Dishion, Deputy Personnel Director

Date: September 23, 2019

Re: Employee Service Awards for 3<sup>rd</sup> Quarter 2019

---

The following employees will be recognized for their service to the County of Inyo, at the Board of Supervisors Meeting on Tuesday, October 8, 2019 at 10:00 am. Please invite your employees to attend and be recognized.

Name	Hire Date	Years of Service	Department Head
Rusty Huerta	08/16/09	10	Amy Shepherd
Emma Bills	08/28/89	30	Clint Quilter
Jeff Thomson	08/22/99	20	Department Head
Patricia Wilder-Barton	08/01/99	20	Elected
Riannah Reade	08/01/04	15	Jeff Hollowell
Lauri Harner	09/01/99	20	Jeff Hollowell
Eric Pritchard	09/07/99	20	Jeff Hollowell
Laura Wieggers	07/31/14	5	Marilyn Mann
Anita Richardson	09/25/14	5	Marilyn Mann
Kelly Piper	09/16/09	10	Marilyn Mann
Melissa Best-Baker	08/23/99	20	Marilyn Mann
Maureen McVicker	08/01/09	10	Thomas Hardy





**PROCLAMATION  
OF THE BOARD OF SUPERVISORS,  
COUNTY OF INYO, STATE OF CALIFORNIA  
DECLARING OCTOBER 2019 DOMESTIC  
VIOLENCE AWARENESS MONTH IN INYO COUNTY**



**WHEREAS**, although progress has been made toward breaking the cycle of violence and providing support to victims of domestic violence and their families, much work remains to be done; and

**WHEREAS**, domestic violence programs in California provide essential, lifesaving services for victims and their children fleeing violence; and

**WHEREAS**, advocates and organizations work on behalf of victims every day; and

**WHEREAS**, domestic violence shelters and services, law enforcement officials, health care providers, court systems and legal aid providers, tribal organizations, and others are all an integral part of the effort to end domestic violence and must be recognized and applauded for their work; and

**WHEREAS**, victims of domestic violence embody incredible strength and resilience; and

**WHEREAS**, domestic violence affects women, men, and children of all racial, ethnic, cultural, social, religious, and economic groups in the United States and here in California; and

**WHEREAS**, statistics show that 1 in 4 women and 1 in 7 men will experience domestic violence in their lifetime; and

**WHEREAS**, women 18-24 years of age are significantly more likely to be victims of physical intimate partner violence than women in other age groups; and

**WHEREAS**, according to the American Psychological Association, women with disabilities have a 40 percent greater risk of intimate partner violence than women without disabilities; and

**WHEREAS**, Native American women residing on reservations suffer domestic violence and physical assault at rates 50 percent higher than women of other races, and at least 70 percent of this violence is committed by persons of another race; and

**WHEREAS**, domestic violence has a significant economic impact on women throughout the country, with an estimated 8 million days of paid work lost as the result of intimate partner violence and \$8.3 billion in expenses annually through a combination of higher medical costs and lost productivity; and

**WHEREAS**, children exposed to domestic violence can experience long-term consequences including difficulty at school, substance abuse, and serious adult health problems; and

**WHEREAS**, among families, domestic violence is the third leading cause of homelessness; and

**WHEREAS**, all victims deserve access to culturally appropriate programs and services to increase their safety and improve their life situations; and

**WHEREAS**, there is a need to understand the complexity of violence as perpetuated within communities and against communities, and the fear of many victims to report to law enforcement; and

**WHEREAS**, Wild Iris has served more than 550 survivors of domestic violence and sexual assault in our community over the last year; and

**WHEREAS**, there is a need to increase the public awareness and understanding of domestic violence and the needs of survivors; and

**WHEREAS**, the Board of Supervisors recognizes the vital role that all Californians can play in preventing and one day ending domestic violence;

**NOW, THEREFORE, BE IT RESOLVED**, the Inyo County Board of Supervisors declares October 2019 as National Domestic Violence Awareness Month in Inyo County.

**APPROVED AND ADOPTED** this 8th day of October 2019, by the Inyo County Board of Supervisors.

\_\_\_\_\_  
Chairperson, Inyo County Board of Supervisors

Attest: *CLINT G. QUILTER*  
*Clerk of the Board*

by: \_\_\_\_\_  
*Assistant Clerk of the Board*



# County of Inyo



## Health & Human Services - Fiscal DEPARTMENTAL - PERSONNEL ACTIONS - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Melissa Best-Baker

**SUBJECT:** Request for authorization to hire a full-time Office Technician I or II in the HHS Fiscal division.

---

**RECOMMENDED ACTION:**

Request Board find that, consistent with the adopted Authorized Position Review Policy: A) the availability of funding exists in the Social Services and ICGOLD budgets for one (1) Office Technician I-II, as certified by the HHS Director and concurred with by the County Administrator and Auditor-Controller; B) where internal candidates may meet the qualifications for the position, the vacancy could possibly be filled through an internal recruitment, but as a State Merit System position, an open recruitment would be more appropriate to ensure qualified applicants apply; and C) approve the hiring of either an Office Technician I at Range 55 (\$3,277-\$3,985) or Office Technician II at Range 59 (\$3,597-\$4,371), depending upon qualifications.

**SUMMARY/JUSTIFICATION:**

We are requesting to fill a budgeted full time Office Tech I/II position in the HHS Fiscal Division, which recently became vacant when an employee accepted a promotion. This position is responsible for receiving and processing payables for all HHS divisions, depositing and tracking payments as well as State and Federal revenue, assisting the Administrative Analysts in maintaining more complex tracking for revenues/expenditures, compiling monthly program Account Director Reports, processing daily and monthly assistance payments, entering data into various tracking workbooks, processing employee travel reimbursements and reviewing multiple systems for EBT card and benefit tracking and monitoring. This position also cross-trains within HHS Fiscal to insure that there is coverage across multiple budgets in case of vacancies. The Department is respectfully requesting permission to hire an Office Tech I/II to fill the vacant position.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

N/A

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Your Board could choose not to approve the filling of this position which could negatively impact the timeliness of claims being submitted and could cause delays in payments to vendors due to the shortage of staff in the fiscal division.

**OTHER AGENCY INVOLVEMENT:**

County Auditor's Office, multiple State Departments

**FINANCING:**

State, Federal, Social Services Realignment and County General funds. This position is budgeted 95% in Social Services (055800) and 5% in ICGOLD (056100) in the Salaries and Benefits object codes.

**ATTACHMENTS:**

**APPROVALS:**

Melissa Best-Baker	Created/Initiated - 9/14/2019
Melissa Best-Baker	Approved - 9/14/2019
Marilyn Mann	Approved - 9/15/2019
Meaghan McCamman	Approved - 9/16/2019
Melissa Best-Baker	Approved - 9/16/2019
Darcy Ellis	Approved - 9/17/2019
Sue Dishion	Approved - 9/17/2019
Amy Shepherd	Approved - 9/18/2019
Marshall Rudolph	Approved - 9/18/2019
Marilyn Mann	Approved - 9/18/2019
Rhiannon Baker	Final Approval - 9/18/2019



# County of Inyo



## Treasurer/Tax Collector

### DEPARTMENTAL - PERSONNEL ACTIONS - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Alisha McMurtrie

**SUBJECT:** Request to hire one (1) vacated Office Technician I or II.

---

**RECOMMENDED ACTION:**

Request Board find that, consistent with the adopted Authorized Position Review Policy: A) the availability of funding for one (1) Office Technician I or II exists in the General Fund, as certified by the Treasurer-Tax Collector and concurred with by the County Administrator and Auditor-Controller; B) where internal candidates may meet the qualifications for the position, the vacancy could possibly be filled through an internal recruitment, but an open recruitment is more appropriate to ensure qualified applicants apply; and C) approve the hiring of one (1) Office Technician I at Range 55 (\$3,277 - \$3,985) or an Office Technician II at Range 59 (\$3,597 - \$4,371), depending on qualifications.

**SUMMARY/JUSTIFICATION:**

A vacancy occurred in the Treasurer-Tax Collector's office on September 10, 2019. This position not only provides daily support to the departmental operations, but we are currently undergoing a conversion of our property tax software system resulting in a tremendous strain on our remaining resources as they continue to provide services to both our internal treasury clientele as well as the members of the public in addition to participating in the testing and training necessary for a successful conversion. Resuming our authorized staffing levels will directly impact public services as well as our conversion project.

I respectfully request authorization to hire an Office Technician I or II for the Treasurer-Tax Collector Department.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

N/A

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

The Board could choose not to authorize filling this vacancy. This would result in a continued delay in services for the Public and members of the treasury pool, as well as having a negative impact on the conversion project.

**OTHER AGENCY INVOLVEMENT:**

Personnel

**FINANCING:**

The funding for this position is included in the 2019/20 fiscal year department budget 010500 in salary in benefits. This is a general fund department.

**ATTACHMENTS:**

**APPROVALS:**

Alisha McMurtrie	Created/Initiated - 9/13/2019
Darcy Ellis	Approved - 9/17/2019
Alisha McMurtrie	Approved - 9/18/2019
Sue Dishion	Approved - 9/18/2019
Amy Shepherd	Final Approval - 9/18/2019



# County of Inyo



## Public Works

### DEPARTMENTAL - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:**

**SUBJECT:** Right of Way Application for District 5 County Roads Crossing BLM land

---

**RECOMMENDED ACTION:**

Request Board authorize the submittal of a facility application to the Bureau of Land Management (BLM) for public road right-of-way for Inyo County District 5 roads crossing BLM land, and authorize the Board Chairperson to sign the application.

**SUMMARY/JUSTIFICATION:**

In Road District 5, Inyo County maintains sixteen roads that cross land managed by the Barstow Office of the Bureau of Land Management (BLM). Neither the Road Department nor the BLM are in possession of a legal document defining Inyo County's right of way for the roads.

The BLM has requested that the County submit an *Application For Transportation and Utility Systems and Facilities on Federal Lands* in order to establish the legal documentation for the County's continued maintenance of the roads in question. See Attachment 1 to the application for a list of roads affected. There will not be a cost to the County for the application or for the granting of a road easement; this is simply to clear up a lack up documentation in the BLM right of way database.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Your Board could instruct the Road Department to make changes to the application before submittal, or to not submit the application. This is not recommended because it is beneficial to the County to obtain a legal road easement from the BLM for the roads in question.

**OTHER AGENCY INVOLVEMENT:**

BLM - Barstow Office

**FINANCING:**

No fiscal impact.

**ATTACHMENTS:**

1. SF299-09f - Inyo County Maintained Roads Easement Application

**APPROVALS:**

Ashley Helms	Created/Initiated - 9/6/2019
Darcy Ellis	Approved - 9/10/2019
Ashley Helms	Approved - 10/2/2019
Michael Errante	Approved - 10/2/2019
Marshall Rudolph	Approved - 10/3/2019
Michael Errante	Final Approval - 10/3/2019



**APPLICATION FOR TRANSPORTATION AND  
UTILITY SYSTEMS AND FACILITIES  
ON FEDERAL LANDS**

**FOR AGENCY USE ONLY**

NOTE: Before completing and filing the application, the applicant should completely review this package and schedule a preapplication meeting with representatives of the agency responsible for processing the application. Each agency may have specific and unique requirements to be met in preparing and processing the application. Many times, with the help of the agency representative, the application can be completed at the preapplication meeting.

Application Number

Date Filed

1. Name and address of applicant (*include zip code*)

County of Inyo  
168 N Edwards St  
PO Drawer Q  
Independence, CA 93526

2. Name, title, and address of authorized agent if different from item 1 (*include zip code*)

3. Telephone (*with area code*)

760-878-0201

Applicant

760-878-0200

Authorized Agent

4. As applicant are you? (*check one*)

- a.  Individual
- b.  Corporation\*
- c.  Partnership/Association\*
- d.  State Government/State Agency
- e.  Local Government
- f.  Federal Agency

\* If checked, complete supplemental page

5. Specify what application is for: (*check one*)

- a.  New authorization
- b.  Renewing existing authorization number
- c.  Amend existing authorization number
- d.  Assign existing authorization number
- e.  Existing use for which no authorization has been received \*
- f.  Other\*

\* If checked, provide details under item 7

6. If an individual, or partnership, are you a citizen(s) of the United States?  Yes  No

7. Project description (describe in detail): (a) Type of system or facility, (*e.g., canal, pipeline, road*); (b) related structures and facilities; (c) physical specifications (*Length, width, grading, etc.*); (d) term of years needed; (e) time of year of use or operation; (f) Volume or amount of product to be transported; (g) duration and timing of construction; and (h) temporary work areas needed for construction (*Attach additional sheets, if additional space is needed.*)

- a) Road
- b) N/A
- c) See Attachment 1: Road Description
- d) Road easement in perpetuity
- e) Year-around
- f) N/A
- g) N/A
- h) N/A

8. Attach a map covering area and show location of project proposal

9. State or Local government approval:  Attached  Applied for  Not Required

10. Nonreturnable application fee:  Attached  Not required

11. Does project cross international boundary or affect international waterways?  Yes  No (*if "yes," indicate on map*)

12. Give statement of your technical and financial capability to construct, operate, maintain, and terminate system for which authorization is being requested.

The requested easements are for existing roads. Inyo County receives California state gas tax funds (Highway Users Tax Account) for each road maintained, based on mileage; these funds are used for preventative maintenance, repair and grading activities of the roads in question.

---

13a. Describe other reasonable alternative routes and modes considered.

N/A, these are existing roads used by the public.

---

b. Why were these alternatives not selected?

N/A

---

c. Give explanation as to why it is necessary to cross Federal Lands.

The roads in question provide public access to BLM and NPS land for recreation and other uses. Many of the paved roads (ie. State Line Rd, Old Spanish Trail Hwy, Tecopa Hot Springs Rd) are important regional connectors for local residents and tourists to the area.

---

14. List authorizations and pending applications filed for similar projects which may provide information to the authorizing agency. (Specify number, date, code, or name)

N/A

---

15. Provide statement of need for project, including the economic feasibility and items such as: (a) cost of proposal (construction, operation, and maintenance); (b) estimated cost of next best alternative; and (c) expected public benefits.

N/A

---

16. Describe probable effects on the population in the area, including the social and economic aspects, and the rural lifestyles.

As mentioned in 13.c, these roads are vital to the local community for access to residences and services. No changes to the use and maintenance program of existing roads are being proposed at this time.

---

17. Describe likely environmental effects that the proposed project will have on: (a) air quality; (b) visual impact; (c) surface and ground water quality and quantity; (d) the control or structural change on any stream or other body of water; (e) existing noise levels; and (f) the surface of the land, including vegetation, permafrost, soil, and soil stability.

There are no proposed changes to the existing roads.

---

18. Describe the probable effects that the proposed project will have on (a) populations of fish, plantlife, wildlife, and marine life, including threatened and endangered species; and (b) marine mammals, including hunting, capturing, collecting, or killing these animals.

There are no proposed changes to the existing roads.

---

19. State whether any hazardous material, as defined in this paragraph, will be used, produced, transported or stored on or within the right-of-way or any of the right-of-way facilities, or used in the construction, operation, maintenance or termination of the right-of-way or any of its facilities.

"Hazardous material" means any substance, pollutant or contaminant that is listed as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq., and its regulations. The definition of hazardous substances under CERCLA includes any "hazardous waste" as defined in the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, 42 U.S.C. 6901 et seq., and its regulations. The term hazardous materials also includes any nuclear or byproduct material as defined by the Atomic Energy Act of 1954, as amended, 42 U.S.C. 2011 et seq. The term does not include petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under CERCLA Section 101(14), 42 U.S.C. 9601(14), nor does the term include natural gas.

No hazardous materials will be used, produced, transported or stored by Inyo County within the right-of-way of these roads. Any transport of hazardous materials by the public on these public use roads would be governed by the California Highway Patrol, which follows the regulations outlined in Title 49 CFR - Pipeline and Hazardous Materials Safety Administration.

---

20. Name all the Department(s)/Agency(ies) where this application is being filed.

Barstow BLM Office

---

I HEREBY CERTIFY, That I am of legal age and authorized to do business in the State and that I have personally examined the information contained in the application and believe that the information submitted is correct to the best of my knowledge.

Signature of Applicant

Date

---

Title 18, U.S.C. Section 1001, makes it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representations as to any matter within its jurisdiction.

GENERAL INFORMATION  
ALASKA NATIONAL INTEREST LANDS

This application will be used when applying for a right-of-way, permit, license, lease, or certificate for the use of Federal lands which lie within conservation system units and National Recreation or Conservation Areas as defined in the Alaska National Interest lands Conservation Act. Conservation system units include the National Park System, National Wildlife Refuge System, National Wild and Scenic Rivers System, National Trails System, National Wilderness Preservation System, and National Forest Monuments.

Transportation and utility systems and facility uses for which the application may be used are:

1. Canals, ditches, flumes, laterals, pipes, pipelines, tunnels, and other systems for the transportation of water.
2. Pipelines and other systems for the transportation of liquids other than water, including oil, natural gas, synthetic liquid and gaseous fuels, and any refined product produced therefrom.
3. Pipelines, slurry and emulsion systems, and conveyor belts for transportation of solid materials.
4. Systems for the transmission and distribution of electric energy.
5. Systems for transmission or reception of radio, television, telephone, telegraph, and other electronic signals, and other means of communications.
6. Improved right-of-way for snow machines, air cushion vehicles, and all-terrain vehicles.
7. Roads, highways, railroads, tunnels, tramways, airports, landing strips, docks, and other systems of general transportation.

This application must be filed simultaneously with each Federal department or agency requiring authorization to establish and operate your proposal.

In Alaska, the following agencies will help the applicant file an application and identify the other agencies the applicant should contact and possibly file with:

Department of Agriculture  
Regional Forester, Forest Service (USFS)  
P.O. Box 21628  
Juneau, Alaska 99802-1628  
Telephone: (907) 586-7847 (or a local Forest Service Office)

Department of the Interior  
Bureau of Indian Affairs (BIA)  
Alaska Regional Office  
709 West 9th Street  
Juneau, Alaska 99802  
Telephone: (907) 586-7177

Department of the Interior  
Alaska State Office  
Bureau of Land Management  
222 West 7th Avenue #13  
Anchorage, Alaska 99513  
Public Room: 907-271-5960  
FAX: 907-271-3684  
(or a local BLM Office)

U.S. Fish & Wildlife Service (FWS)  
Office of the Regional Director  
1011 East Tudor Road  
Anchorage, Alaska 99503  
Telephone: (907) 786-3440

National Park Service (NPS)  
Alaska Regional Office  
240 West 5th Avenue  
Anchorage, Alaska 99501  
Telephone: (907) 644-3510

Note - Filings with any Interior agency may be filed with any office noted above or with the Office of the Secretary of the Interior, Regional Environmental Officer, P.O. Box 120, 1675 C Street, Anchorage, Alaska 99513.

Department of Transportation  
Federal Aviation Administration  
Alaska Region AAL-4, 222 West 7th Ave., Box 14  
Anchorage, Alaska 99513-7587  
Telephone: (907) 271-5285

NOTE - The Department of Transportation has established the above central filing point for agencies within that Department. Affected agencies are: Federal Aviation Administration (FAA), Coast Guard (USCG), Federal Highway Administration (FHWA), Federal Railroad Administration (FRA).

OTHER THAN ALASKA NATIONAL INTEREST LANDS

Use of this form is not limited to National Interest Conservation Lands of Alaska.

Individual department/agencies may authorize the use of this form by applicants for transportation and utility systems and facilities on other Federal lands outside those areas described above.

For proposals located outside of Alaska, applications will be filed at the local agency office or at a location specified by the responsible Federal agency.

SPECIFIC INSTRUCTIONS  
(Items not listed are self-explanatory)

- 7 Attach preliminary site and facility construction plans. The responsible agency will provide instructions whenever specific plans are required.
- 8 Generally, the map must show the section(s), township(s), and range(s) within which the project is to be located. Show the proposed location of the project on the map as accurately as possible. Some agencies require detailed survey maps. The responsible agency will provide additional instructions.
- 9, 10, and 12 The responsible agency will provide additional instructions.
- 13 Providing information on alternate routes and modes in as much detail as possible, discussing why certain routes or modes were rejected and why it is necessary to cross Federal lands will assist the agency(ies) in processing your application and reaching a final decision. Include only reasonable alternate routes and modes as related to current technology and economics.
- 14 The responsible agency will provide instructions.
- 15 Generally, a simple statement of the purpose of the proposal will be sufficient. However, major proposals located in critical or sensitive areas may require a full analysis with additional specific information. The responsible agency will provide additional instructions.
- 16 through 19 Providing this information with as much detail as possible will assist the Federal agency(ies) in processing the application and reaching a decision. When completing these items, you should use a sound judgment in furnishing relevant information. For example, if the project is not near a stream or other body of water, do not address this subject. The responsible agency will provide additional instructions.

Application must be signed by the applicant or applicant's authorized representative.

EFFECT OF NOT PROVIDING INFORMATION: Disclosure of the information is voluntary. If all the information is not provided, the application may be rejected.

DATA COLLECTION STATEMENT

The Federal agencies collect this information from applicants requesting right-of-way, permit, license, lease, or certification for the use of Federal lands. The Federal agencies use this information to evaluate the applicant's proposal. The public is obligated to submit this form if they wish to obtain permission to use Federal lands.

**SUPPLEMENTAL**

NOTE: The responsible agency(ies) will provide instructions	CHECK APPROPRIATE BLOCK	
<b>I - PRIVATE CORPORATIONS</b>	ATTACHED	FILED*
a. Articles of Incorporation	<input type="checkbox"/>	<input type="checkbox"/>
b. Corporation Bylaws	<input type="checkbox"/>	<input type="checkbox"/>
c. A certification from the State showing the corporation is in good standing and is entitled to operate within the State	<input type="checkbox"/>	<input type="checkbox"/>
d. Copy of resolution authorizing filing	<input type="checkbox"/>	<input type="checkbox"/>
e. The name and address of each shareholder owning 3 percent or more of the shares, together with the number and percentage of any class of voting shares of the entity which such shareholder is authorized to vote and the name and address of each affiliate of the entity together with, in the case of an affiliate controlled by the entity, the number of shares and the percentage of any class of voting stock of that affiliate owned, directly or indirectly, by that entity, and in the case of an affiliate which controls that entity, the number of shares and the percentage of any class of voting stock of that entity owned, directly or indirectly, by the affiliate.	<input type="checkbox"/>	<input type="checkbox"/>
f. If application is for an oil or gas pipeline, describe any related right-of-way or temporary use permit applications, and identify previous applications.	<input type="checkbox"/>	<input type="checkbox"/>
g. If application is for an oil and gas pipeline, identify all Federal lands by agency impacted by proposal.	<input type="checkbox"/>	<input type="checkbox"/>
<b>II - PUBLIC CORPORATIONS</b>		
a. Copy of law forming corporation	<input type="checkbox"/>	<input type="checkbox"/>
b. Proof of organization	<input type="checkbox"/>	<input type="checkbox"/>
c. Copy of Bylaws	<input type="checkbox"/>	<input type="checkbox"/>
d. Copy of resolution authorizing filing	<input type="checkbox"/>	<input type="checkbox"/>
e. If application is for an oil or gas pipeline, provide information required by item "I - f" and "I - g" above.	<input type="checkbox"/>	<input type="checkbox"/>
<b>III - PARTNERSHIP OR OTHER UNINCORPORATED ENTITY</b>		
a. Articles of association, if any	<input type="checkbox"/>	<input type="checkbox"/>
b. If one partner is authorized to sign, resolution authorizing action is	<input type="checkbox"/>	<input type="checkbox"/>
c. Name and address of each participant, partner, association, or other	<input type="checkbox"/>	<input type="checkbox"/>
d. If application is for an oil or gas pipeline, provide information required by item "I - f" and "I - g" above.	<input type="checkbox"/>	<input type="checkbox"/>

\*If the required information is already filed with the agency processing this application and is current, check block entitled "Filed." Provide the file identification information (e.g., number, date, code, name). If not on file or current, attach the requested information.

## NOTICES

Note: This applies to the Department of Agriculture/Forest Service (FS)

This information is needed by the Forest Service to evaluate the requests to use National Forest System lands and manage those lands to protect natural resources, administer the use, and ensure public health and safety. This information is required to obtain or retain a benefit. The authority for that requirement is provided by the Organic Act of 1897 and the Federal Land Policy and Management Act of 1976, which authorize the secretary of Agriculture to promulgate rules and regulations for authorizing and managing National Forest System lands. These statutes, along with the Term Permit Act, National Forest Ski Area Permit Act, Granger-Thye Act, Mineral Leasing Act, Alaska Term Permit Act, Act of September 3, 1954, Wilderness Act, National Forest Roads and Trails Act, Act of November 16, 1973, Archeological Resources Protection Act, and Alaska National Interest Lands Conservation Act, authorize the Secretary of Agriculture to issue authorizations or the use and occupancy of National Forest System lands. The Secretary of Agriculture's regulations at 36 CFR Part 251, Subpart B, establish procedures for issuing those authorizations.

### **BURDEN AND NONDISCRIMINATION STATEMENTS**

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

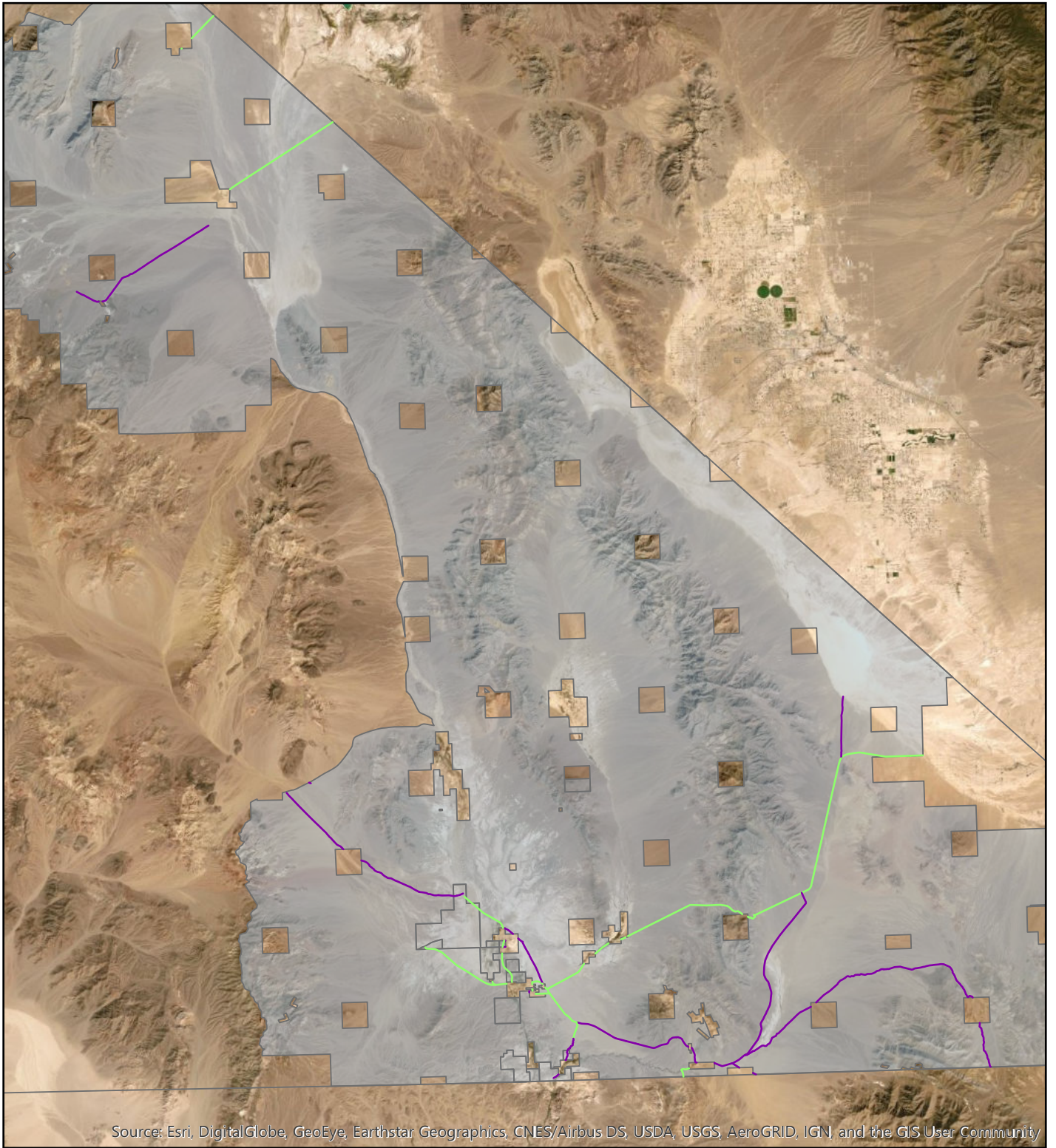
*The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).*

*To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.*

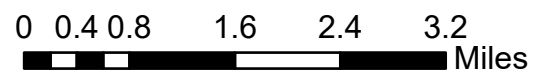
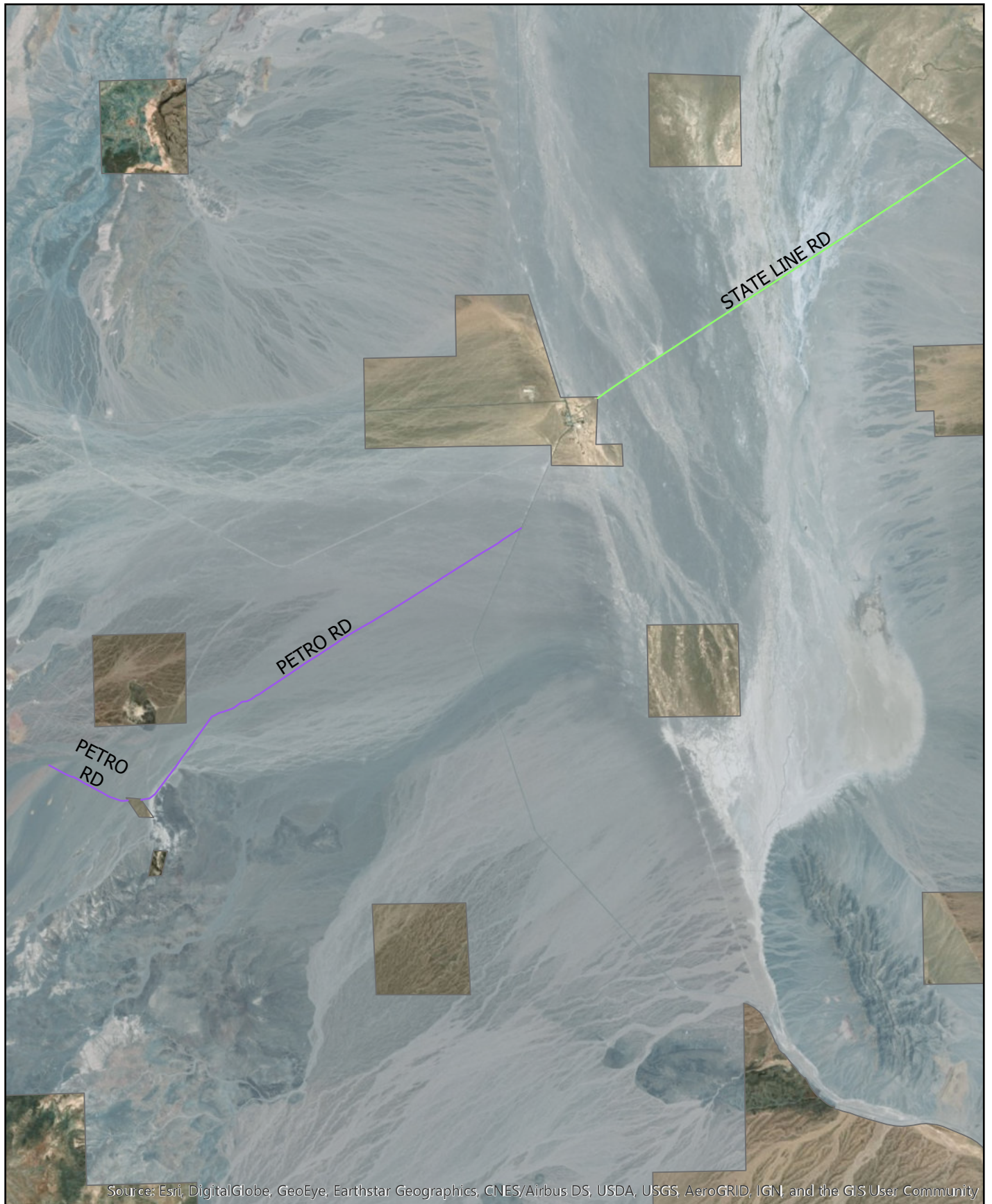
The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

Attachment 1: Road Descriptions

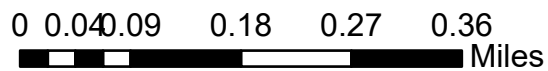
<b>Road Name</b>	<b>Miles</b>	<b>Surface</b>	<b>Proposed ROW Width (ft)</b>
ANDERSON WAY	0.19	Unpaved	50 From Centerline
BOB WHITE WAY	0.38	Paved	50 From Centerline
BOB WHITE WAY	0.29	Paved	100
CHINA RANCH RD	2.60	Unpaved	100
CLAY RD	1.80	Paved	100
DOWNEY RD	0.08	Paved	50 From Centerline
DOWNEY RD	0.06	Paved	100
FURNACE CREEK RD	10.35	Mixed	100
FURNACE CREEK WASH RD	14.58	Unpaved	100
MESQUITE VALLEY RD	11.50	Unpaved	100
MESQUITE VALLEY	13.9	Unpaved	100
NOONDAY ST	0.35	Unpaved	50 From Centerline
OLD SPANISH TRAIL HWY	25.52	Paved	100
PETRO RD	6.30	Unpaved	100
SMITH TALC RD	1.04	Unpaved	100
STATE LINE RD	5.10	Paved	100
TECOPA HOT SPRINGS RD	4.34	Paved	100
WESTERN TALC RD	1.11	Mixed	100



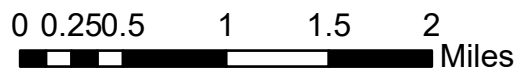
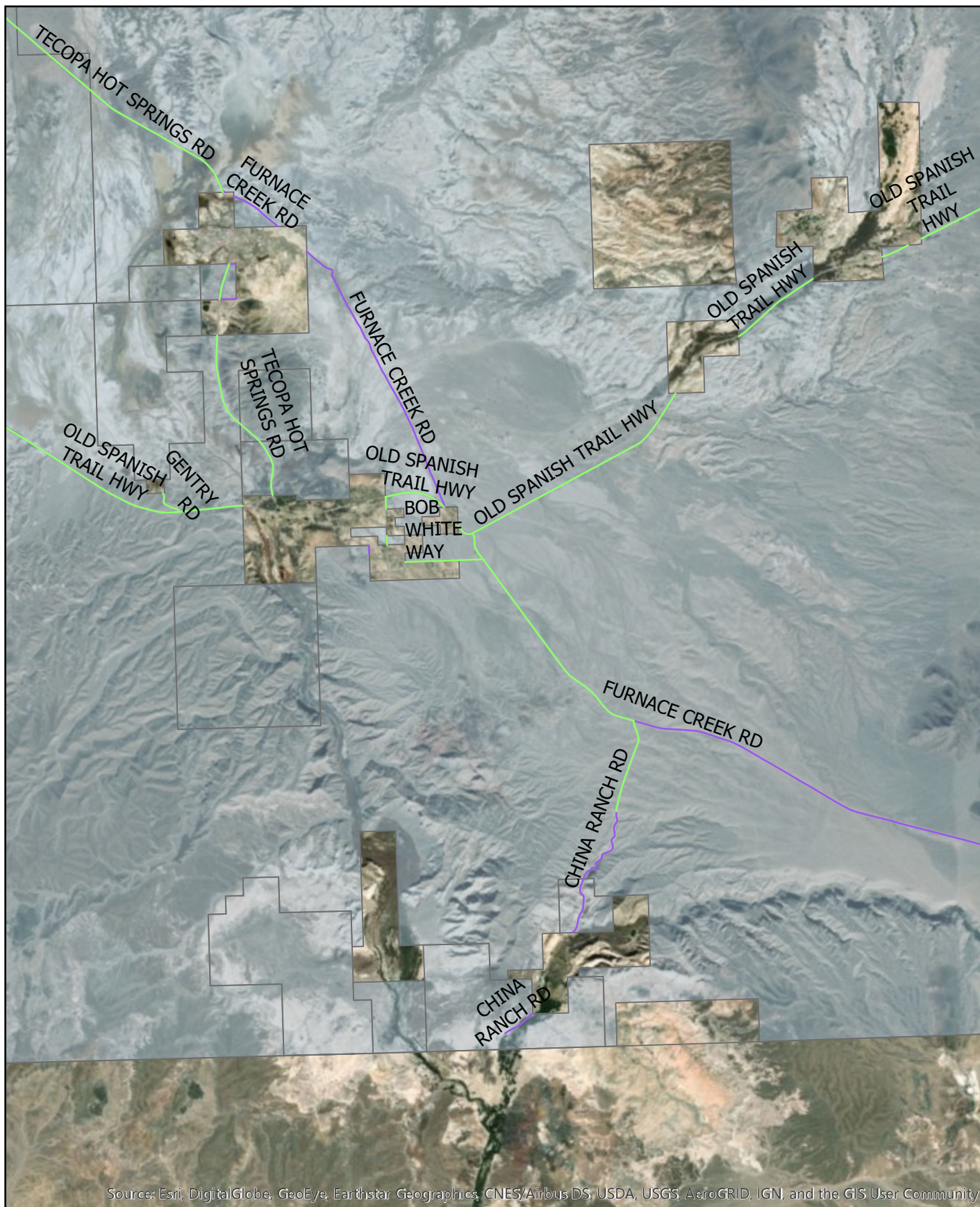




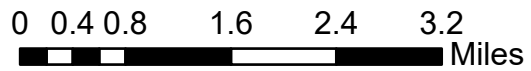














# County of Inyo



## Sheriff

### DEPARTMENTAL - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Carma Roper

**SUBJECT:** Approval to pay annual invoice with ONSOLVE, LLC for CodeRED Emergency Notification System / Integrated Public Alert Warning System (IPAWS).

---

**RECOMMENDED ACTION:**

Request Board: A) declare OnSolve of Ormond Beach, FL a sole-source provider of CodeRED/IPAWS; and B) authorize the issuance of a purchase order in an amount not to exceed \$12,500 payable to OnSolve of Ormond Beach, FL for CodeRED/IPAWS.

**SUMMARY/JUSTIFICATION:**

The County of Inyo has contracted with ONSOLVE, LLC (and its predecessor ECN West) since 2009 to provide CodeRED - Emergency Notification System services. The CodeRED system provides the County with the ability to quickly deliver messages to targeted areas or the entire County during emergencies. CodeRED is an opt-in geographically enabled alerting system, meaning that local residents and business owners must sign-up with CodeRED to receive these alerting messages. The IPAWS Module is an add-on feature that compliments CodeRED; it allows public safety officials to send critical messages electronically within a designated geographic area. Anyone that is within that designated area will receive an IPAWS alert.

The Board is also being requested to approve ONSOLVE, LLC as a Sole Source provider. The following provides Sole Source justification: the digital infrastructure has already been built and the CodeRED users have already been trained. Many County residents and business owners have already enrolled in the CodeRED system and they use and rely on the services that are provided through the CodeRED system. In addition, our neighboring County of Mono also uses CodeRED and the IPAWS Module add-on feature. There have been several times when Inyo County dispatchers have had to send Mono County CodeRED alerts due to compromised power lines. Alternatively, Mono County can assist in alerting our residents and business owners if we experience downed lines. This alerting redundancy is invaluable for public safety.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Your Board could choose not to approve ONSOLVE, LLC as a sole-source provider, but this is strongly opposed. Any incident or situation where Inyo County is without a robust alerting system, and personnel trained to initiate such a system, can be considered a threat to public safety.

**OTHER AGENCY INVOLVEMENT:**

City of Bishop, County of Mono, Cal OES

**FINANCING:**

This expenditure is included in the Fiscal Year 2019-2020 Board Approved Budget #623718, Object Code #5265.

**ATTACHMENTS:**

1. Invoice\_INV54661794510

**APPROVALS:**

Carma Roper  
Darcy Ellis  
Sue Dishion  
Amy Shepherd  
Jeffrey Hollowell

Created/Initiated - 9/24/2019  
Approved - 10/1/2019  
Approved - 10/3/2019  
Approved - 10/3/2019  
Final Approval - 10/3/2019



**Invoice**  
**INV54661794510**

780 W Granada Blvd  
Ormond Beach, FL 32174  
(866) 939-0911

**Bill To**

Inyo County, CA  
Atten: Carma Roper -  
croper@inyocounty.us  
PO BOX S  
Independence CA 93526  
United States

**Ship To**

Inyo County, CA  
Atten: Carma Roper -  
croper@inyocounty.us  
PO BOX S  
Independence CA 93526  
United States

Invoice Date	Terms	Due Date	Group ID	PO #
9/19/2019	Net 30	10/19/2019		

Item	Description	Start Date	End Date	Qty	Rate	Amount
CR-CR-STND	CodeRED Standard	10/15/2019	10/14/2020	1		\$10,000.00
CR-IPAWS	IPAWS	10/15/2019	10/14/2020	1		\$2,500.00

**Total:** \$12,500.00

OnSolve, LLC

**Remittance Slip**

**Customer**  
**Invoice #**  
**Amount Due (USD)**  
**Amount Paid**

Atten: Carma Roper -  
croper@inyocounty.us  
INV54661794510  
\$12,500.00

**Bank/Wire Information:**

Wells Fargo Bank, N.A., 420 Montgomery Street, San Francisco, CA 94104  
Credit to Account #: 5231692129  
ABA # for ACH: 063107513  
Routing/ABA # for wires: 121000248

**Please Remit Payment To:**  
P.O. Box 865672  
Orlando, FL 32886-5672

To Pay By Credit Card, Please Call The Phone # Above

**Sales Rep:** Medvick, Joseph





# County of Inyo



## Water Department

### DEPARTMENTAL - NO ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Water Department

**SUBJECT:** Direction for County's OVGA Representatives

---

**RECOMMENDED ACTION:**

Request Board provide direction to the County's Owens Valley Groundwater Authority representatives in advance of the OVGA meeting scheduled for October 10, 2019 in Bishop.

**SUMMARY/JUSTIFICATION:**

The primary issues for discussion and possible action by the OVGA Board at the October 10 meeting are the implications of the Department of Water Resources ("DWR") draft report for 2019 SGMA Basin Prioritization Process and Results ("2019 Basin Reprioritization"). In that report, the DWR recommended the Owens Valley groundwater basin be designated a Low priority basin. The basin is presently designated as Medium priority, and non-adjudicated lands in the basin are subject to SGMA. The potential implications of the DWR decision for the OVGA and how the Authority will proceed are substantial. A Low priority basin is not required to be managed by a groundwater authority according to a GSP nor is it subject to intervention by the State Water Resources Control Board.

It is unknown if the basin designation will be finalized before the October 10 OVGA meeting. OVGA staff are proceeding on the assumption the DWR final report will be available; however, the uncertainty prevents including an OVGA meeting agenda at the time this Agenda Request was prepared. The final agenda and complete packet of the materials for the OVGA meeting will be available before the October 8, 2019, Inyo Board of Supervisors meeting.

If the basin designation remains Low priority, the OVGA may take action at the October 10 meeting to determine the future course of the Authority. The implications of remaining a Low priority basin on issues relevant to the OVGA and Inyo County were the subject of a workshop conducted by the Inyo Board at its June 11, 2019, meeting. Options discussed in the workshop included disbanding the OVGA, remaining as a Groundwater Authority but discontinue preparation of the GSP until needed, or determine that the OVGA should continue and prepare a GSP to manage groundwater resources as an important public service for residents and environment of the Owens Valley.

Should the basin designation remain Medium priority, the requirements to comply with SGMA remain unchanged and no change in direction will be required (or advisable) by the OVGA. In that event, it is likely that the OVGA would take up several standing items on the OVGA agenda including: a financial report, activities of the Indian Wells Valley Groundwater Authority, and staff and Board member reports. Consideration of additional OVGA Board seats for Associates and Interested Parties was postponed by the OVGA at their recent meetings given

the uncertainty in the Basin designation. These issues could be postponed by the OVGA Board if the basin designation remains uncertain or the items would not be considered should the OVGA choose to disband as a result of the Low priority status.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

**OTHER AGENCY INVOLVEMENT:**

City of Bishop, Mono County, Tri-Valley GWMD, Indian Creek-Westridge CSD, Wheeler Crest CSD, Big Pine CSD, Sierra Highlands CSD, Keeler CSD

**FINANCING:**

**ATTACHMENTS:**

**APPROVALS:**

John Vallejo  
Darcy Ellis  
John Vallejo  
Marshall Rudolph

Created/Initiated - 9/24/2019  
Approved - 9/24/2019  
Approved - 9/24/2019  
Final Approval - 9/24/2019





# County of Inyo



## Health & Human Services - Fiscal DEPARTMENTAL - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Melissa Best-Baker

**SUBJECT:** Board approval of Amendment Number 1 of the Standard Agreement for Contract Number AP-1920-16 between California Department of Aging and County of Inyo.

---

**RECOMMENDED ACTION:**

Request Board ratify and approve Amendment No. 1 to Standard Agreement for Contract Number AP-1920-16 between the County of Inyo and the California Department of Aging (CDA), increasing the overall allocation by \$38,683, for a total contract amount of \$886,221; and authorize the HHS Director to sign the Standard Agreement Amendment.

**SUMMARY/JUSTIFICATION:**

This contract amendment was received from the State in mid-September and the County approval process initiated. This Contract Amendment provides for an additional State General Fund allocation baseline increase in our Long-Term Care Ombudsman program and One-Time-Only (OTO) funds from the State Health Facilities Citation Penalties Account which is also for our Ombudsman program. The Department respectfully requests approval of this contract amendment to recognize the OTO funds.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

N/A

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

The Board could choose to not ratify and approve these amendments to the existing contract. This is not recommended as the county, then would not be entitled to receipt of the additional funds.

**OTHER AGENCY INVOLVEMENT:**

California Department of Aging, Bishop Care Center, Sterling Heights and Southern Inyo Hospital

**FINANCING:**

State and Federal dollars. Total amount of this contract is \$886,221, and will be budgeted as revenue in the ESAAA budget (683000) in the State and Federal revenue object codes during the County mid-year process.

**ATTACHMENTS:**

1. Standard Agreement Amendment
2. Allocation Change

**APPROVALS:**

Melissa Best-Baker	Created/Initiated - 9/14/2019
Melissa Best-Baker	Approved - 9/14/2019
Marilyn Mann	Approved - 9/15/2019
Meaghan McCamman	Approved - 9/16/2019
Melissa Best-Baker	Approved - 9/16/2019
Darcy Ellis	Approved - 9/17/2019
Amy Shepherd	Approved - 9/20/2019
Marshall Rudolph	Approved - 9/20/2019
Marilyn Mann	Approved - 9/20/2019
Rhiannon Baker	Final Approval - 9/20/2019

**STANDARD AGREEMENT AMENDMENT**

STD. 213 A (Rev 6/03)

 CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 2 Pages

AGREEMENT NUMBER <b>AP-1920-16</b>	AMENDMENT NUMBER <b>1</b>
REGISTRATION NUMBER	



- This Agreement is entered into between the State Agency and Contractor named below:  
STATE AGENCY'S NAME  
California Department of Aging  
CONTRACTOR'S NAME  
County of Inyo
- The term of this Agreement is July 1, 2019 through June 30, 2020
- The maximum amount of this Agreement after this amendment is: **\$ 886,221**  
Eight hundred eighty-six thousand two hundred twenty-one and 00/100 dollars
- The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

This amendment increases funds provided to the Contractor by \$38,683.

The attached Budget Display pages 13 & 14 of Exhibit B, dated 7/1/19, and labeled Amendment #1, hereby replaces the Original Exhibit B - Budget Display, pages 13 & 14, with the same date. The Budget, Amendment 1 is hereby incorporated by reference and replaces the original Budget.

All other terms and conditions shall remain the same.

**IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.**

<b>CONTRACTOR</b>		<b>CALIFORNIA</b> Department of General Services Use Only
CONTRACTOR'S NAME (If other than an individual, state whether a corporation, partnership, etc.) County of Inyo		
BY (Authorized Signature) 	DATE SIGNED (Do not type)	
PRINTED NAME AND TITLE OF PERSON SIGNING		
ADDRESS 163 May Street Bishop CA 93514-2709		
<b>STATE OF CALIFORNIA</b>		
AGENCY NAME California Department of Aging		<input checked="" type="checkbox"/> Exempt per: AG OP 80-111
BY (Authorized Signature) 	DATE SIGNED (Do not type)	
PRINTED NAME AND TITLE OF PERSON SIGNING Nate Gillen, Chief, Business Management Branch		
ADDRESS 1300 National Drive, Ste. 200, Sacramento, CA 95834		

**AREA PLAN  
Budget Display  
Fiscal Year 2019-20 (Federal Fiscal Years 2019 & 2020)  
County of Inyo**

**12 months (July 1, 2019 - June 30, 2020)**

Project Number	Baseline	Baseline Adjustments	Cumulative Transfers	Updated Baseline	Cumulative OTO	Updated Total	Net Change
<b>Supportive Services</b>							
Federal Title IIIB	3BSL19-19	22,115 (b)	-	22,115	-	22,115	-
Federal Title IIIB	3BSL20-19	82,109 (c)	-	82,109	-	82,109	-
<b>Total Supportive Services</b>		<b>104,224</b>	<b>-</b>	<b>104,224</b>	<b>-</b>	<b>104,224</b>	<b>-</b>
<b>Ombudsman</b>							
Federal Title IIIB	3BOL19-19	5,082 (b)	-	5,082	-	5,082	-
Federal Title IIIB	3BOL20-19	18,869 (c)	-	18,869	-	18,869	-
Federal Title VIIa	7OFL19-19	7,958 (b)	-	7,958	-	7,958	-
Federal Title VIIa	7OFL20-19	24,263 (c)	-	24,263	-	24,263	-
General Fund IIIB Public Health L & C Program Fund	B1GL	66,845 (a)	37,569	104,414	-	104,414	37,569
State Health Facilities Citation Penalties Account	LCPF	3,578 (a)	-	3,578	-	3,578	-
SNF Quality & Accountability	SDFL	1,219 (a)	-	1,219	1,114	2,333	1,114
	SNFL	16,996 (a)	-	16,996	-	16,996	-
<b>Total Ombudsman</b>		<b>144,810</b>	<b>37,569</b>	<b>182,379</b>	<b>1,114</b>	<b>183,493</b>	<b>38,683</b>
<b>Congregate Nutrition</b>							
Federal Title IIIC1	3C1L19-19	36,608 (b)	-	36,608	-	36,608	-
Federal Title IIIC1	3C1L20-19	98,417 (c)	-	98,417	-	98,417	-
General Fund C1	C1GL	45,917 (a)	-	45,917	-	45,917	-
NSIP C1	NC1L19-19	4,302 (b)	-	4,302	-	4,302	-
NSIP C1	NC1L20-19	12,858 (c)	-	12,858	-	12,858	-
<b>Total Congregate Nutrition</b>		<b>198,102</b>	<b>-</b>	<b>198,102</b>	<b>-</b>	<b>198,102</b>	<b>-</b>
<b>Home-Delivered Meals</b>							
Federal Title IIIC2	3C2L19-19	21,130 (b)	-	21,130	-	21,130	-
Federal Title IIIC2	3C2L20-19	63,388 (c)	-	63,388	-	63,388	-
General Fund C2	C2GL	201,808 (a)	-	201,808	-	201,808	-
NSIP C2	NC2L19-19	7,006 (b)	-	7,006	-	7,006	-
NSIP C2	NC2L20-19	20,940 (c)	-	20,940	-	20,940	-
<b>Total Home Delivered Meals</b>		<b>314,272</b>	<b>-</b>	<b>314,272</b>	<b>-</b>	<b>314,272</b>	<b>-</b>
<b>Disease Prevention</b>							
Federal Title IIID	3DFL19-19	747 (b)	-	747	-	747	-
Federal Title IIID	3DFL20-19	2,278 (c)	-	2,278	-	2,278	-
<b>Total Disease Prevention</b>		<b>3,025</b>	<b>-</b>	<b>3,025</b>	<b>-</b>	<b>3,025</b>	<b>-</b>
<b>Family Caregiver</b>							
Federal Title IIIE	3EFL19-19	4,802 (b)	-	4,802	-	4,802	-
Federal Title IIIE	3EFL20-19	14,793 (c)	-	14,793	-	14,793	-
<b>Total Title IIIE</b>		<b>19,595</b>	<b>-</b>	<b>19,595</b>	<b>-</b>	<b>19,595</b>	<b>-</b>
<b>Elder Abuse Prevention</b>							
Federal Title VII	7EFL19-19	145 (b)	-	145	-	145	-
Federal Title VII	7EFL20-19	440 (c)	-	440	-	440	-
<b>Total Elder Abuse Prevention</b>		<b>585</b>	<b>-</b>	<b>585</b>	<b>-</b>	<b>585</b>	<b>-</b>

**AREA PLAN  
Budget Display  
Fiscal Year 2019-20 (Federal Fiscal Years 2019 & 2020)  
County of Inyo**

**12 months (July 1, 2019 - June 30, 2020)**

Project Number	Baseline	Baseline Adjustments	Cumulative Transfers	Updated Baseline	Cumulative OTO	Updated Total	Net Change	
<b>Administration</b>								
Federal Title IIIB	3BAL19-19	4,011 (b)	-	-	4,011	-	4,011	-
Federal Title IIIB	3BAL20-19	14,890 (c)	-	-	14,890	-	14,890	-
Federal Title IIIC1	C1AL19-19	5,949 (b)	-	-	5,949	-	5,949	-
Federal Title IIIC1	C1AL20-19	15,994 (c)	-	-	15,994	-	15,994	-
Federal Title IIIC2	C2AL19-19	3,434 (b)	-	-	3,434	-	3,434	-
Federal Title IIIC2	C2AL20-19	10,301 (c)	-	-	10,301	-	10,301	-
Federal Title IIIE	3EAL19-19	2,016 (b)	-	-	2,016	-	2,016	-
Federal Title IIIE	3EAL20-19	6,210 (c)	-	-	6,210	-	6,210	-
General Fund C1	1GAL	95 (a)	-	-	95	-	95	-
General Fund C2	2GAL	25 (a)	-	-	25	-	25	-
<b>Total Administration</b>		<b>62,925</b>	<b>-</b>	<b>-</b>	<b>62,925</b>	<b>-</b>	<b>62,925</b>	<b>-</b>
<b>Funding Summary</b>								
Federal Funds		511,055	-	-	511,055	-	511,055	-
General Fund		314,690	37,569	-	352,259	-	352,259	37,569
Public Health L & C Program Fund		3,578	-	-	3,578	-	3,578	-
SNF Quality & Accountability		16,996	-	-	16,996	-	16,996	-
State Health Facilities Citation Penalties Account		1,219	-	-	1,219	1,114	2,333	1,114
<b>Grand Total - All Funds</b>		<b>847,538</b>	<b>37,569</b>	<b>-</b>	<b>885,107</b>	<b>1,114</b>	<b>886,221</b>	<b>38,683</b>

**Comments:**

The maximum amount of Title IIIIE expenditures allowable for supplemental services is: 7,419

The maximum amount of Title IIIIE expenditures allowable for Grandparents is: 3,709

The minimum General Fund to be expended for State Match in Title III is: 19,223

CFDA NUMBER	Year	Award #	Award Name
93.041	2019	1901CAOAEA-01	Older American Act Title VII- Elder Abuse Prevention
93.041	2020		Older American Act Title VII- Elder Abuse Prevention
93.042	2019	1901CAOAOA-01	Older American Act Title VII- Ombudsman
93.042	2020		Older American Act Title VII- Ombudsman
93.043	2019	1901CAOAPH-01	Older American Act Title III- Preventive Health
93.043	2020		Older American Act Title III- Preventive Health
93.044	2019	1901CAOASS-01	Older American Act Title III- Supportive Services
93.044	2020		Older American Act Title III- Supportive Services
93.045	2019	1901CAOACM-01	Older American Act Title III- Congregate Meals
93.045	2020		Older American Act Title III- Congregate Meals
93.045	2019	1901CAOAH-01	Older American Act Title III- Home-Delivered Meals
93.045	2020		Older American Act Title III- Home-Delivered Meals
93.052	2019	1901CAOAF-01	Older American Act Title III- Family Caregivers
93.052	2020		Older American Act Title III- Family Caregivers
93.053	2019	1901CAOANS-00	Older American Act Nutrition Services Incentive Program
93.053	2020		Older American Act Nutrition Services Incentive Program

(a) Funds must be expended by 6/30/20 and final expenditures reported in closeout by 7/31/20.

(b) Funds must be obligated by 9/30/19 and final expenditures reported in closeout by 7/31/20. The baseline request to be transferred for the project (7/1/19-9/30/19) is due 5/1/19. These funds may not be carried over into a following year contract.

(c) Funds must be reported in closeout by 7/31/20 and may be carried over into the following year contract. The baseline request to be transferred for the project (10/1/19-6/30/20) is due 1/15/20.



# County of Inyo



## Sheriff

### DEPARTMENTAL - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Riannah Reade

**SUBJECT:** Request Board approve a Budget Amendment for Off Highway Vehicle Grant 623519

---

**RECOMMENDED ACTION:**

Request Board amend the Fiscal Year 2019-2020 OHV Grant Budget (Budget Number 623519) as follows: increase estimated revenue in State Grants (Revenue Code 4498) by \$21,207.00 and increase appropriation in General Operating (Object Code 5311) by \$1,207 and Vehicles (Object Code 5655) by \$20,000 (*4/5ths vote required*).

**SUMMARY/JUSTIFICATION:**

The Inyo County Sheriff's Office applied for and was awarded a grant from the Department of Parks and Recreation Off-Highway Vehicle (OHV) Program for \$63,207. The Final Award was posted on September 5, 2019 pursuant to the OHV Grant Program schedule. In prior years the final award amount has been made publicly available during the month of July, offering enough time to enter accurate budget information in the automated Inyo County accounting system, IFAS. The OHV Grant Division has moved their award posting date to September; therefore, a budget amendment is the necessary course of action in order to begin spending down the grant award.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Your Board could choose not to approve the Budget Amendment, but this alternative is not recommended. The OHV monies have historically been be a valuable resource to Inyo County, and the grant award has already been allocated to the Inyo County Sheriff's Office.

**OTHER AGENCY INVOLVEMENT:**

Audior's Office  
Board of Supervisor's  
Budget Officer  
County Counsel's Office

State Parks & Recreation

**FINANCING:**

A Budget number has already been determined by the Inyo County Auditor's Office: 623519. The award amount of \$63,207 will be distributed to the following object codes: 5121- \$20,000, 5311- \$3,207, 5655- \$40,000

**ATTACHMENTS:**

1. OHV AWARD\_001

**APPROVALS:**

Riannah Reade	Created/Initiated - 9/20/2019
Darcy Ellis	Approved - 9/20/2019
Denelle Carrington	Approved - 9/23/2019
Riannah Reade	Approved - 9/24/2019
Sue Dishion	Approved - 9/24/2019
Amy Shepherd	Approved - 9/25/2019
Marshall Rudolph	Final Approval - 9/25/2019

Intent to Award  
2018/2019 Grants and Cooperative Agreements  
Local Law Enforcement Projects

#	Applicant	Project Title	Project Number	Applicant Request	Division Recommendation	Base Award	Amount Less Base Award	Proportional Award Percent	Additional Award	Total Award	Balance (See note)
1	Alameda County Sheriff's Office	Law Enforcement	G18-03-27-L01	\$ 62,753	\$ 62,753	\$ 10,000	\$ 52,753	34.445329	\$18,171	\$28,171	\$2,881,829
2	Alpine County Sheriff's Office	Law Enforcement grant cycle 2018/2019	G18-03-01-L01	\$ 146,882	\$ 146,882	\$ 10,000	\$ 136,882	34.445329	\$47,149	\$57,149	\$2,794,680
3	Amador County Sheriff's Office	Law Enforcement	G18-03-50-L01	\$ 18,093	\$ 18,093	\$ 10,000	\$ 8,093	34.445329	\$2,788	\$12,788	\$2,781,892
4	Calaveras County Sheriff's Department	Law Enforcement	G18-03-03-L01	\$ 104,386	\$ 104,386	\$ 10,000	\$ 94,386	34.445329	\$32,511	\$42,511	\$2,739,381
5	City of California City	Law Enforcement	G18-03-26-L01	\$ 185,452	\$ 185,452	\$ 10,000	\$ 175,452	34.445329	\$60,435	\$2,688,946	\$2,688,946
6	City of Fresno Police Department	Law Enforcement	G18-03-94-L01	\$ 120,123	\$ 115,216	\$ 10,000	\$ 105,216	34.445329	\$36,242	\$46,242	\$2,622,704
7	City of Hesperia Police Department	Law Enforcement	G18-03-58-L01	\$ 42,887	\$ 42,887	\$ 10,000	\$ 32,887	34.445329	\$11,328	\$21,328	\$2,601,375
8	Colusa County Sheriff's Office	Law Enforcement	G18-03-05-L01	\$ 28,186	\$ 28,186	\$ 10,000	\$ 18,186	34.445329	\$6,264	\$16,264	\$2,585,111
9	El Dorado County Sheriff's Office	Law Enforcement	G18-03-07-L01	\$ 284,847	\$ 267,481	\$ 10,000	\$ 257,481	34.445329	\$88,690	\$98,690	\$2,486,421
10	Fresno County Sheriff's Office	Law Enforcement	G18-03-08-L01	\$ 261,901	\$ 261,901	\$ 10,000	\$ 251,901	34.445329	\$86,768	\$96,768	\$2,389,653
11	Humboldt County Sheriff's Office	Law Enforcement	G18-03-11-L01	\$ 268,089	\$ 261,089	\$ 10,000	\$ 251,089	34.445329	\$86,488	\$96,488	\$2,293,165
12	Imperial County Sheriff's Office	Law Enforcement	G18-03-09-L01	\$ 517,413	\$ 499,413	\$ 10,000	\$ 489,413	34.445329	\$168,580	\$178,580	\$2,114,585
13	Inyo County Sheriff's Department	Law Enforcement	G18-03-30-L01	\$ 167,500	\$ 164,467	\$ 10,000	\$ 154,467	34.445329	\$53,207	\$63,207	\$2,051,378
14	Kern County Sheriff's Office	Law Enforcement	G18-03-25-L01	\$ 564,134	\$ 564,134	\$ 10,000	\$ 554,134	34.445329	\$190,873	\$200,873	\$1,850,505
15	Lake County Sheriff's Office	Law Enforcement	G18-03-64-L01	\$ 89,912	\$ 89,136	\$ 10,000	\$ 79,136	34.445329	\$27,259	\$37,259	\$1,813,246
16	Lassen County Sheriff's Department	Law Enforcement	G18-03-65-L01	\$ 140,367	\$ 140,367	\$ 10,000	\$ 130,367	34.445329	\$44,905	\$54,905	\$1,758,341
17	Los Angeles County Sheriff's Department	Law Enforcement-Palmdale	G18-03-10-L01	\$ 149,898	\$ 149,898	\$ 5,000	\$ 144,898	34.445329	\$49,911	\$54,911	\$1,703,430
18	Los Angeles County Sheriff's Department	Law Enforcement-Santa Clarita	G18-03-10-L02	\$ 287,100	\$ 287,100	\$ 5,000	\$ 282,100	34.445329	\$97,170	\$102,170	\$1,601,260
19	Los Angeles Police Department / Valley Traffic Division Off Road Unit	Law Enforcement	G18-03-66-L01	\$ 256,753	\$ 243,753	\$ 10,000	\$ 233,753	34.445329	\$80,517	\$90,517	\$1,510,743
20	Madera County Sheriff's Office	Law Enforcement	G18-03-33-L01	\$ 419,318	\$ 86,423	\$ 10,000	\$ 76,423	34.445329	\$26,324	\$36,324	\$1,474,419
21	MODOC County Sheriff's Office	Law Enforcement	G18-03-83-L01	\$ 74,250	\$ 74,250	\$ 10,000	\$ 64,250	34.445329	\$22,131	\$32,131	\$1,442,288
22	Mono County Sheriff's Department	Law Enforcement	G18-03-12-L01	\$ 91,900	\$ 91,900	\$ 10,000	\$ 81,900	34.445329	\$28,211	\$38,211	\$1,404,077
23	Napa County Sheriff's Office	Law Enforcement	G18-03-35-L01	\$ 38,802	\$ 38,802	\$ 10,000	\$ 28,802	34.445329	\$9,921	\$19,921	\$1,384,156
24	Placer County Sheriff's Office	Law Enforcement-Auburn	G18-03-72-L01	\$ 164,408	\$ 162,952	\$ 5,000	\$ 157,952	34.445329	\$54,407	\$59,407	\$1,324,749
25	Placer County Sheriff's Office	Law Enforcement-Tahoe	G18-03-72-L02	\$ 182,285	\$ 182,285	\$ 5,000	\$ 177,285	34.445329	\$61,066	\$66,066	\$1,258,683
26	Plumas County Sheriff's Office	Law Enforcement	G18-03-13-L01	\$ 133,544	\$ 133,544	\$ 10,000	\$ 123,544	34.445329	\$42,555	\$52,555	\$1,206,128
27	Ridgecrest Police Department	Law Enforcement	G18-03-46-L01	\$ 180,629	\$ 174,529	\$ 10,000	\$ 164,529	34.445329	\$66,673	\$66,673	\$1,139,455
28	Riverside County Sheriff's Department	Law Enforcement	G18-03-14-L01	\$ 198,291	\$ 194,524	\$ 10,000	\$ 184,524	34.445329	\$63,560	\$73,560	\$1,065,895
29	San Bernardino County Sheriff's Department	Law Enforcement-Barstow Station	G18-03-15-L01	\$ 163,758	\$ 163,758	\$ 2,000	\$ 161,758	34.445329	\$55,718	\$57,718	\$1,008,177
30	San Bernardino County Sheriff's Department	Law Enforcement-Colorado River Station	G18-03-15-L02	\$ 203,882	\$ 203,882	\$ 2,000	\$ 201,882	34.445329	\$69,539	\$71,539	\$936,638
31	San Bernardino County Sheriff's Department	Law Enforcement-Twin Peaks Station	G18-03-15-L03	\$ 205,729	\$ 205,729	\$ 2,000	\$ 203,729	34.445329	\$70,175	\$72,175	\$864,463
32	San Bernardino County Sheriff's Department	Law Enforcement-Victor Valley Station	G18-03-15-L04	\$ 237,943	\$ 237,943	\$ 2,000	\$ 235,943	34.445329	\$81,271	\$83,271	\$781,192
33	San Bernardino County Sheriff's Department	Law Enforcement-Morongo Station	G18-03-15-L05	\$ 275,253	\$ 274,923	\$ 2,000	\$ 272,923	34.445329	\$94,009	\$96,009	\$685,182





# County of Inyo



## Sheriff

### DEPARTMENTAL - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Jeffrey Hollowell

**SUBJECT:** Amend Sheriff 2019-2020 Budget, authorize purchase, operating transfer and sole source for Adlerhorst International Inc.

---

**RECOMMENDED ACTION:**

Request Board: A) amend the Fiscal Year 2019-2020 Sheriff General Budget (Budget Number 022700) as follows: increase estimated revenue in Operating Transfers In (Revenue Code 4998) by \$17,000 and increase appropriations in Travel Expense (Object Code 5331) by \$14,250 and Personnel and Safety Gear (Object Code 5112) by \$2,750 (*4/5ths vote required*), and make the transfer from the Canine Replacement Trust (Trust Number 502707) Operating Transfers Out (Object Code 5801); C) declare Adlerhorst International of Jurupa Valley, CA, a sole-source provider of K-9 training; and D) ratify and approve purchases during Fiscal Year 2019-2020 from Adlerhorst International of Jurupa Valley, CA in the amount of \$17,000 for K-9 training and training materials, including a blanket purchase order in the amount of \$17,000 for the remainder of the fiscal year.

**SUMMARY/JUSTIFICATION:**

The Sheriff's office is excited to announce we are rebuilding our K-9 program during Fiscal Year 2019-2020. Our new K-9 and handler are attending basic handlers and narcotic detection courses with Adlerhorst International Inc. Adlerhorst International Inc. is a sole provider of goods and services that perform the intended function and meet the specialized needs of the County. Adlerhorst International Inc. is the only narcotic K-9 training vendor in our region. Additionally, Adlerhorst International Inc. offers instructors whom are certified California P.O.S.T. evaluators. All of their classes are community college credit classes sponsored by Santa Ana Community College. Currently they are the only presenter of a 24 hour California P.O.S.T. certified re-certification class. Their 240 hour basic patrol class is based on a comprehensive published standard. The program has been tested 50+ times in court with a 100% success rate! Graduate teams are guaranteed to meet any required National or International standard. Their detection classes include narcotics, explosive, arson and cadaver training. All licenses are in place from DEA and ATF, as well as a CHP license to transport explosives. Additionally, they offer a monthly maintenance program either on site in Riverside or off site as required.

After the initial training courses, our K-9 team will continue attending bi-weekly training during the duration of their deployment with the Sheriff's Office. Occasionally, as training needs change or performance issues arise, the K-9 team needs specialized training equipment that Adlerhorst offers in-house.

Training began in late July and will continue through mid October. The initial handlers course is \$5,500. The narcotics detection course is \$5,500 and training gear needed to date is \$1,213. The bi-weekly training is estimated to be \$2,750 billed in monthly installments. We are also asking for additional blanket spending in the remaining amount of \$2,037 for additional training needs through the end of the fiscal year.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

We have successfully used Adlerhorst International Inc in the past for our K-9 training needs and hope to continue a harmonious relationship in the future.

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Your board could choose to not ratify these purchases and future training needs. The Department does not recommend this action. Adlerhorst International Inc. is the only narcotics K-9 training facility in our region. Traveling farther would be burdensome financially to the County and physically to the K-9 team. Overtime and travel costs would increase and we would lose a valuable working relationship with Adlerhorst International Inc.

**OTHER AGENCY INVOLVEMENT:**

Auditor's Office  
Board of Supervisor's  
Budget Officer  
County Counsel  
Purchasing Office  
Adlerhorst International

**FINANCING:**

The Sheriff's Office received a donation from ESPOA to help rebuild the K-9 unit last fiscal year. We are asking to utilize \$17,000 of the donation to offset training costs to the general fund. This ARF, if approved will amend the Sheriff's General Budget #022700 by increasing the Travel Object code 5331 by \$14,250 and increasing the Personnel & Safety Gear Object Code 5112 by \$2,750, and authorize an operating transfer from the K-9 Replacement Trust #502707, Operating Transfers Out, object code 5801 in the amount of \$17,000 to Sheriff's General Operating Budget, Operating Transfer In, object code 4998.

**ATTACHMENTS:**

1. Adlerhorst invoices 20190927

**APPROVALS:**

Riannah Reade	Created/Initiated - 9/24/2019
Darcy Ellis	Approved - 9/25/2019
Denelle Carrington	Approved - 9/27/2019
Riannah Reade	Approved - 9/27/2019
Amy Shepherd	Approved - 10/3/2019
Marshall Rudolph	Approved - 10/3/2019
Jeffrey Hollowell	Final Approval - 10/3/2019

**Adlerhorst International, LLC**

3951 Vernon Ave.  
 Jurupa Valley, CA 92509  
 (951)685-2430  
 Offices@adlerhorst.com

# Invoice

DATE	INVOICE #
8/1/2019	103282

**BILL TO**

Inyo County Sheriff's Department  
 P.O. Box "S"  
 Independence, CA 93526

**AGENCY (if different from BILL TO)**

Inyo County Sheriff's Department  
 P.O. Box "S"  
 Independence, CA 93526

30 Day Term

P.O. NUMBER

Net 30

QUANTITY	DESCRIPTION	PRICE EACH	HANDLER	K-9	AMOUNT
1	Basic Handlers Course #237 July 29th thru Sept 6th, 2019	5,500.00			5,500.00
<b>Subtotal</b>					\$5,500.00
<b>Sales Tax (7.75%)</b>					\$0.00

<b>Total</b>	<b>\$5,500.00</b>
--------------	-------------------

Payments/Credits	\$0.00
------------------	--------

<b>Balance Due</b>	<b>\$5,500.00</b>
--------------------	-------------------

**Adlerhorst International, LLC**

3951 Vernon Ave.  
 Jurupa Valley, CA 92509  
 (951)685-2430  
 Office@adlerhorst.com

# Invoice

DATE	INVOICE #
9/10/2019	103494

**BILL TO**

Inyo County Sheriff's Department  
 P.O. Box "S"  
 Independence, CA 93526

**AGENCY (if different from BILL TO)**

Inyo County Sheriff's Department  
 P.O. Box "S"  
 Independence, CA 93526

30 Day Term

P.O. NUMBER

Net 30

QUANTITY	DESCRIPTION	PRICE EACH	HANDLER	K-9	AMOUNT
1	Narcotics Detection Course #238 Sept 9th thru Oct 18th, 2019	5,500.00	Tim Noonan	Feit	5,500.00
<b>Subtotal</b>					\$5,500.00
<b>Sales Tax (7.75%)</b>					\$0.00

**Total****\$5,500.00**

Payments/Credits

\$0.00

**Balance Due****\$5,500.00**

**Adlerhorst International, LLC**

3851 Vernon Ave.  
 Jurupa Valley, CA 92509  
 (951)685-2430  
 Office@adlerhorst.com

**Invoice**

DATE	INVOICE #
9/11/2019	103521

**BILL TO**

Inyo County Sheriff's Department  
 P.O. Box "S"  
 Independence, CA 93526

**AGENCY (if different from BILL TO)**

Inyo County Sheriff's Department  
 P.O. Box "S"  
 Independence, CA 93526

30 Day Term

P.O. NUMBER

Net 30

QUANTITY	DESCRIPTION	PRICE EACH	HANDLER	K-9	AMOUNT
1	Toy Jute Ball	14.00	Tim Noonan	Feit	14.00T
1	4.5' Leather Leash Bolt	45.00			45.00T
1	K9 Storm Nylon Harness	250.00			250.00T
1	Leather Muzzles Kind	250.00			250.00T
1	6' Leather Leash Bolt	55.00			55.00T
1	E- Collar	250.00			250.00T
1	Jute Training Aid WITH HANDLE	13.00			13.00T
1	Icon Nylon Harness	250.00			250.00T
<b>Subtotal</b>					\$1,127.00
<b>Sales Tax (7.75%)</b>					\$87.34

**Total****\$1,214.34**

Payments/Credits

\$0.00

**Balance Due****\$1,214.34**



# County of Inyo



## County Administrator

### DEPARTMENTAL - NO ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Clint Quilter

**SUBJECT:** Discussion and Possible Direction Regarding Membership in Eastern Sierra Sustainable Recreation Partnership

---

**RECOMMENDED ACTION:**

Request Board: A) conduct workshop regarding becoming a member of the Eastern Sierra Sustainable Recreation Partnership; and B) provide any follow-up direction to staff as necessary.

**SUMMARY/JUSTIFICATION:**

The Eastern Sierra Sustainable Recreation Partnership (ESSRP) is comprised of the Town of Mammoth Lakes, Mono County, the Humboldt/Toiyabe National Forest, and the Inyo National Forest. Criteria for membership is becoming signatory to a Non-Funded Cost Share Challenge Agreement (Challenge Agreement). The current agreement is attached. Alpine County and the City of Bishop have both taken action to join the ESSRP. Once your Board makes a determination one way or another, the current Challenge Agreement signatories would consider opening the agreement to include Inyo County, the City of Bishop, and Alpine County.

The stated purpose of this agreement is to “document the cooperation between the parties to collaborate in the maintenance, improvement, and operation of National Forest facilities and programs located on the Inyo National Forest and Humboldt-Toiyabe National Forest ...” The current agreement includes an Operating and Financial Plan, which is attached to the Challenge Agreement as Exhibits A, B, and C. The request is for the agencies to sign off on the agreement as is. It is assumed that a revised Operating and Financial Plan would be developed prior to requesting resources from the three new signatories, if accepted.

In addition, there is currently a grant from the Sierra Nevada Conservancy (SNC) being administered by the Town of Mammoth Lakes that is using the term Eastern Sierra Sustainable Recreation Partnership. It is noted that the Town’s application for the grant contains the following footnote:

*\* The original intent was for this application to have been submitted by the Eastern Sierra Council of Governments (ESCOG) through a Joint Powers Authority (JPA) agreement that is currently under negotiation. As the JPA has yet to be finalized, the Town of Mammoth Lakes respectfully submits this application of behalf of its regional partners.*

The grant has four components: Recreation Stakeholders, Climate Adaptation, Visitor Audience, and Projects and Funding. These components can be reviewed in more detail at <https://mltpa.org/essrp/essrp-sustainable-recreation-and-tourism-project/>.

It does not appear that there is any formal connection between the ESSRP and the SNC grant. They do,

however, have agencies and individuals, as well as goals and objectives in common. Staff believes that there is value and very little risk involved in joining the ESSRP.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

**OTHER AGENCY INVOLVEMENT:**

Inyo National Forest  
Humboldt/Toiyabe National Forest  
Mono County  
Town of Mammoth Lakes  
Alpine County  
City of Bishop

**FINANCING:**

None at this time beyond negligible staff time.

**ATTACHMENTS:**

1. Eastern Sierra Sustainable Recreation Partnership Agreement

**APPROVALS:**

Clint Quilter	Created/Initiated - 10/2/2019
Darcy Ellis	Approved - 10/2/2019
Clint Quilter	Approved - 10/2/2019
Marshall Rudolph	Approved - 10/3/2019
Clint Quilter	Final Approval - 10/3/2019



Region 5 FS Agreement No. 18-CS-11050400-019

Region 4 FS Agreement No. 18-CS-11041700-054

**NON FUNDED CHALLENGE COST SHARE AGREEMENT**

**Between  
MONO COUNTY,  
AND THE  
TOWN OF MAMMOTH LAKES, CALIFORNIA,  
And The  
USDA, FOREST SERVICE  
PACIFIC SOUTHWEST REGION,  
INYO NATIONAL FOREST  
AND  
INTERMOUNTAIN REGION,  
HUMBOLDT-TOIYABE NATIONAL FOREST**

This NON FUNDED CHALLENGE COST SHARE AGREEMENT is hereby made and entered into by and between Mono County , California and the Town of Mammoth Lakes, California, hereinafter referred to as "The Cooperators," and the USDA, Forest Service, Pacific Southwest Region, Inyo National Forest and Intermountain Region, Humboldt-Toiyabe National Forest, hereinafter referred to as the "U.S. Forest Service," under the authority: the Department of Interior and Related Agencies Appropriation Act of 1992, Pub. L. 102-154, and as amended.

Background: This Challenge Cost-share Agreement provides a framework for the parties to cooperatively develop, plan, implement, maintain, and monitor programs and projects that are mutually beneficial to the parties and that enhance U.S. Forest Service and Cooperators' activities. Parties to the agreement desire to focus their combined energy and resources to cooperatively perform projects and activities to improve programs, public services, infrastructure and natural resources. Mono County desires to cooperate with the U.S. Forest Service based on approximately 94% of Mono County consisting of public lands and the Cooperators' mutual interest in implementing a sustainable recreation program with the U.S. Forest Service. This Agreement is intended to reduce duplication of efforts and harness the expertise of employees of all parties as well as maximize cash and non-cash contributions leading to joint accomplishment of work.

Title: Eastern Sierra Sustainable Recreation Partnership

**I. PURPOSE:**

The purpose of this agreement is to document the cooperation between the parties to collaborate in the maintenance, improvement, and operation of National Forest facilities and programs located on the Inyo National Forest and Humboldt-Toiyabe National Forest





in accordance with the following provisions and the hereby incorporated Operating and Financial Plan, attached as Exhibits A, B, and C.

## II. STATEMENT OF MUTUAL BENEFIT AND INTERESTS:

The U.S. Forest Service under the laws of the United States and the regulations of the Secretary of Agriculture is responsible for managing the natural resources on National Forest System lands, including wildlife and fish resources and providing recreational opportunities, in a manner that is sustainable and will not impair the productivity of the land. The U.S. Forest Service desires to partner with the Cooperators to design, plan, implement, and report out projects to improve and maintain recreational opportunities as well as restore ecosystems to their natural resiliency and functions through on-the-ground stewardship activities.

The U.S. Forest Service and the Cooperators share a mutual interest in operating and maintaining National Forest facilities located on the Inyo National Forest and Humboldt-Toiyabe National Forest and within the Town of Mammoth Lakes municipal boundary and Mono County, California. This mutual interest is driven by the fact that outdoor recreation activities are the largest driver of visitors to the region, and these activities contribute significantly to the economic vitality of local communities. Providing high quality facilities and programs is a critical service in managing visitation and sustaining National Forest resources, while ensuring that the region remain a desirable destination. This Agreement is intended to maximize the parties' collective and collaborative efforts.

In Consideration of the above premises, the parties agree as follows:

## III. THE COOPERATORS SHALL:

- A. LEGAL AUTHORITY. The Cooperators shall have the legal authority to enter into this agreement, and the institutional, managerial, and financial capability to ensure proper planning, management, and completion of the project, which includes funds sufficient to pay the nonfederal share of project costs, when applicable.
- B. BUILDING AND COMPUTER ACCESS BY NON-U.S. FOREST SERVICE PERSONNEL. The Cooperators may be granted access to U.S. Forest Service facilities and/or computer systems to accomplish work described in the Operating Plan or Statement of Work. All non-government employees with unescorted access to U.S. Forest Service facilities and computer systems must have background checks following the procedures established by USDA Directives 3800 series. Those granted computer access must fulfill all U.S. Forest Service requirements for mandatory security awareness and role-base advanced security training, and sign all applicable U.S. Forest Service statements of responsibilities.
- C. Work cooperatively with the U.S. Forest Service to plan, develop, and/or implement mutually beneficial projects and programs as described and agreed to in any approved Operating and Financial Plan(s).



- D. Provide accomplishment reporting as identified in Section V, Provision O.
- E. Coordinate with the U.S. Forest Service in the operation, maintenance, and upgrade to recreation facilities and programs located on the Inyo National Forest and Humboldt-Toiyabe National Forest and within the Town of Mammoth Lakes municipal boundary and unincorporated Mono County.
- F. Designate an employee to serve as a single point of contact on behalf of each of the Cooperators to serve as the liaison between the Cooperators and the U.S. Forest Service.
- G. The parties shall review and mutually agree on all activities to ensure the activities meet agency objectives.
- H. The Cooperators personnel are not authorized to undertake functions beyond those activities mutually agreed to, or engage in activities or convey to the public that they are U.S. Forest Service employees.
- I. Meet with the U.S. Forest Service regularly to stay abreast of project(s) progress using protocols to be mutually developed by all parties.
- J. Maintain an inventory of work for regular review by all parties that includes (but not limited to):
  - a. Projects/Programs by title
  - b. Project location/Program location emphasis
  - c. Project/Program funding
  - d. Project/Program leads
  - e. Project/Program status
  - f. Project/Program timelines

#### **IV. THE U.S. FOREST SERVICE SHALL:**

- A. Have the legal authority to enter into this agreement, and the institutional, managerial, and financial capability to ensure proper planning, management, and completion of its scope of any projects that it undertakes pursuant to attached Operating and Financial Plans.
- B. Provide information to the Cooperators regarding the management goals, facility standards, and resource-based considerations for those activities mutually agreed on.
- C. Provide access U.S. Forest Service staff, data, and information to achieve mutually agreed on activities.
- D. Designate a U.S. Forest Service employee to serve as the single point of contact/liason between the U.S. Forest Service and the Cooperators from each Forest



to manage this Agreement, subsequent Agreements, as well as individual programs and projects.

- E. Provide U.S. Forest Service personnel during various phases of the projects from project submittal, pre-project review, project planning, contracting, and execution.
- F. U.S. Forest Service shall seek to maximize the length and term of funding opportunities over multiple fiscal years.

**V. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:**

A. PRINCIPAL CONTACTS. Individuals listed below are authorized to act in their respective areas for matters related to this agreement.

**B. Principal Partner Contacts:**

<b>Mono County Program Contact</b>	<b>Mono County Administrative Contact</b>
Leslie Chapman CAO P.O. Box 969 Bridgeport, CA 93517 760-932-5414 lchapman@mono.ca.gov	Tony Dublino Asst CAO P.O. Box 969 Bridgeport, CA 93517 760-932-5415 tdublino@mono.ca.gov
<b>Town of Mammoth Lakes Program Contact</b>	<b>Town of Mammoth Lakes Administrative Contact</b>
Dan Holler Town Manager P.O. Box 1609 Mammoth Lakes, CA 93546 760-965-3601 dholler@townofmammothlakes.ca.gov	Joel Rathje Trails Coordinator P.O. Box 1609 Mammoth Lakes, CA 93546 530-251-6122 (cell) jrathje@townofmammothlakes.ca.gov

**C. Principal U.S. Forest Service Contacts:**

<b>Inyo National Forest Program Manager Contact</b>	<b>Inyo National Forest Administrative Contact</b>
Margie DeRose Acting District Ranger Mammoth & Mono Lake Ranger Districts P.O. Box 148 Mammoth Lakes, CA 93546 760-518-5051 mbderose@fs.fed.us	Aaron Stout Region 5, Grants Management Specialist 631 Coyote Street Nevada City, CA 95959 530-478-6825 asstout@fs.fed.us



Humboldt-Toiyabe National Forest Program Manager Contact	Humboldt-Toiyabe National Forest Administrative Contact
Leeann Murphy Acting District Ranger Bridgeport Ranger District HC 62 Box 1000 Bridgeport, CA 93517 760-932-5801 lbmurphy@fs.fed.us	Sarah Russell Region 4 Grants Management Specialist 1249 S. Vinnell Way, Suite 200 Boise, ID 83709 208-373-4272 sarahrussell@fs.fed.us

- D. ASSURANCE REGARDING FELONY CONVICTION OR TAX DELINQUENT STATUS FOR CORPORATE ENTITIES.** This agreement is subject to the provisions contained in the Department of Interior, Environment, and Related Agencies Appropriations Act, 2012, P.L. No. 112-74, Division E, Section 433 and 434 as continued in the Consolidated Appropriations Act, 2016, P.L. No. 114-113, Division E, Title VII, General Provisions Section 745 and 746 respectively regarding corporate felony convictions and corporate federal tax delinquencies. Accordingly, by entering into this agreement The Cooperators acknowledge that they: 1) do not have a tax delinquency, meaning that they are not subject to any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that are not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, and (2) have not been convicted (or had an officer or agent acting on their behalf convicted) of a felony criminal violation under any Federal law within 24 months preceding the agreement, unless a suspending and debaring official of the United States Department of Agriculture has considered suspension or debarment is not necessary to protect the interests of the Government. If The Cooperators fail to comply with these provisions, the U.S. Forest Service will annul this agreement and may recover any funds The Cooperators have expended in violation of sections 433 and 434.
- E. USE OF U.S. FOREST SERVICE INSIGNIA.** In order for The Cooperators to use the U.S. Forest Service insignia on any published media, such as a Web page, printed publication, or audiovisual production, permission must be granted from the U.S. Forest Service's Office of Communications (Washington Office). A written request will be submitted by the U.S. Forest Service, Region 5, Inyo National Forest and/or Region 4, Humboldt-Toiyabe National Forest to the Office of Communications Assistant Director, Visual Information, and Publishing Services prior to use of the insignia. The U.S. Forest Service Region 5, Inyo National Forest and/or Region 4, Humboldt-Toiyabe National Forest will notify the The Cooperators when permission is granted.
- F. NON-FEDERAL STATUS FOR COOPERATOR PARTICIPANT LIABILITY.** The Cooperators agree(s) that any of their employees, volunteers, and program participants shall not be deemed to be Federal employees for any purposes



including Chapter 171 of Title 28, United States Code (Federal Tort Claims Act) and Chapter 81 of Title 5, United States Code (OWCP), as The Cooperators hereby willingly agrees to assume these responsibilities.

Further, The Cooperators shall provide any necessary training to The Cooperators' employees, volunteers, and program participants to ensure that such personnel are capable of performing tasks to be completed. The Cooperators shall also supervise and direct the work of their employees, volunteers, and participants performing under this agreement.

- G. NOTICES. Any communications affecting the operations covered by this agreement given by the U.S. Forest Service or The Cooperators are sufficient only if in writing and delivered in person, mailed, or transmitted electronically by e-mail or fax, as follows:

To the U.S. Forest Service Program Manager, at the address specified in the agreement.

To The Cooperators , at the address shown in the agreement or such other address designated within the agreement.

Notices are effective when delivered in accordance with this provision, or on the effective date of the notice, whichever is later.

- H. PARTICIPATION IN SIMILAR ACTIVITIES. This agreement in no way restricts the U.S. Forest Service or The Cooperators from participating in similar activities with other public or private agencies, organizations, and individuals.
- I. ENDORSEMENT. Any of The Cooperators's contributions made under this agreement do not by direct reference or implication convey U.S. Forest Service endorsement of The Cooperators 's products or activities.
- J. MEMBERS OF U.S. CONGRESS. Pursuant to 41 U.S.C. 22, no member of, or delegate to, Congress shall be admitted to any share or part of this agreement, or benefits that may arise therefrom, either directly or indirectly.
- K. ELIGIBLE WORKERS. The Cooperators shall ensure that all employees complete the I-9 form to certify that they are eligible for lawful employment under the Immigration and Nationality Act (8 USC 1324a). The Cooperators shall comply with regulations regarding certification and retention of the completed forms. These requirements also apply to any contract awarded under this agreement.
- L. SYSTEM FOR AWARD MANAGEMENT REGISTRATION REQUIREMENT (SAM). The Cooperators shall maintain current information in the System for Award Management (SAM). This requires review and update to the information at





least annually after the initial registration, and more frequently if required by changes in information or agreement term(s). For purposes of this agreement, System for Award Management (SAM) means the Federal repository into which an entity must provide information required for the conduct of business as a Cooperative. Additional information about registration procedures may be found at the SAM Internet site at [www.sam.gov](http://www.sam.gov).

M. **NONDISCRIMINATION**. The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, and so forth.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

N. **AGREEMENT CLOSEOUT**. Within 90 days after expiration or notice of termination the parties shall close out the agreement.

Within a maximum of 90 days following the date of expiration or termination of this agreement, all reports required by the terms of the agreement must be submitted to the U.S. Forest Service by The Cooperators.

O. **PROGRAM MONITORING AND PROGRAM PERFORMANCE REPORTS**

The parties to this agreement shall monitor the performance of the agreement activities to ensure that performance goals are being achieved.

Performance reports must contain information on the following:

- A comparison of actual accomplishments to the goals established for the period where the output of the project can be readily expressed in numbers, a computation of the cost per unit of output, if applicable.
- Reason(s) for delay if established goals were not met.
- Additional pertinent information.

The Cooperators shall submit annual performance reports to the U.S. Forest Service Program Manager. These reports are due 90 days after the reporting period.

P. **RETENTION AND ACCESS REQUIREMENTS FOR RECORDS**. The Cooperators shall retain all records pertinent to this agreement for a period of no



less than 3 years from the expiration or termination date. As used in this provision, records includes books, documents, accounting procedures and practice, and other data, regardless of the type or format. The Cooperators shall provide access and the right to examine all records related to this agreement to the U.S. Forest Service Inspector General, or Comptroller General or their authorized representative. The rights of access in this section must not be limited to the required retention period but must last as long as the records are kept.

If any litigation, claim, negotiation, audit, or other action involving the records has been started before the end of the 3-year period, the records must be kept until all issues are resolved, or until the end of the regular 3-year period, whichever is later.

- Q. FREEDOM OF INFORMATION ACT (FOIA). Public access to agreement records must not be limited, except when such records must be kept confidential and would have been exempted from disclosure pursuant to Freedom of Information regulations (5 U.S.C. 552). Requests for research data are subject to 2 CFR 215.36.

Public access to culturally sensitive data and information of Federally recognized Tribes may also be explicitly limited by P.L. 110-234, Title VIII Subtitle B §8106 (2009 Farm Bill).

- R. TEXT MESSAGING WHILE DRIVING. In accordance with Executive Order (EO) 13513, "Federal Leadership on Reducing Text Messaging While Driving," any and all text messaging by Federal employees is banned: a) while driving a Government owned vehicle (GOV) or driving a privately owned vehicle (POV) while on official Government business; or b) using any electronic equipment supplied by the Government when driving any vehicle at any time. All Cooperatives, their Employees, Volunteers, and Contractors are encouraged to adopt and enforce policies that ban text messaging when driving company owned, leased or rented vehicles, POVs or GOVs when driving while on official Government business or when performing any work for or on behalf of the Government.
- S. PUBLIC NOTICES. It is the U.S. Forest Service's policy to inform the public as fully as possible of its programs and activities. The Cooperators is/are encouraged to give public notice of the receipt of this agreement and, from time to time, to announce progress and accomplishments.

The Cooperators may call on the U.S. Forest Service's Office of Communication for advice regarding public notices. The Cooperators is/are requested to provide copies of notices or announcements to the U.S. Forest Service Program Manager and to U.S. Forest Service's Office of Communications as far in advance of release as possible.



- T. U.S. FOREST SERVICE ACKNOWLEDGED IN PUBLICATIONS, AUDIOVISUALS AND ELECTRONIC MEDIA. The Cooperators shall acknowledge U.S. Forest Service support in any publications, audiovisuals, and electronic media developed as a result of this agreement.
- U. GOVERNMENT-FURNISHED PROPERTY. The Cooperators may only use U.S. Forest Service property furnished under this agreement for performing tasks assigned in this agreement. The Cooperators shall not modify, cannibalize, or make alterations to U.S. Forest Service property. A separate document, Form AD-107, must be completed to document the loan of U.S. Forest Service property. The U.S. Forest Service shall retain title to all U.S. Forest Service-furnished property. Title to U.S. Forest Service property must not be affected by its incorporation into or attachment to any property not owned by the U.S. Forest Service, nor must the property become a fixture or lose its identity as personal property by being attached to any real property.

*The Cooperators Liability for Government Property.*

1. Unless otherwise provided for in the agreement, The Cooperators shall not be liable for loss, damage, destruction, or theft to the Government property furnished or acquired under this contract, except when any one of the following applies:
  - a. The risk is covered by insurance or The Cooperators is otherwise reimbursed (to the extent of such insurance or reimbursement).
  - b. The loss, damage, destruction, or theft is the result of willful misconduct or lack of good faith on the part of The Cooperators's managerial personnel. The Cooperators's managerial personnel, in this provision, means The Cooperators's directors, officers, managers, superintendents, or equivalent representatives who have supervision or direction of all or substantially all of The Cooperators's business; all or substantially all of The Cooperators's operation at any one plant or separate location; or a separate and complete major industrial operation.
2. The Cooperators shall take all reasonable actions necessary to protect the Government property from further loss, damage, destruction, or theft. The Cooperators shall separate the damaged and undamaged Government property, place all the affected Government property in the best possible order, and take such other action as the Property Administrator directs.
3. The Cooperators shall do nothing to prejudice the Government's rights to recover against third parties for any loss, damage, destruction, or theft of Government property.
4. Upon the request of the Grants Management Specialist, The Cooperators shall, at the Government's expense, furnish to the Government all reasonable assistance and cooperation, including the prosecution of suit and the execution of agreements of assignment in favor of the Government in obtaining recovery.





- V. NONDISCRIMINATION STATEMENT – PRINTED, ELECTRONIC, OR AUDIOVISUAL MATERIAL. The Cooperators shall include the following statement, in full, in any printed, audiovisual material, or electronic media for public distribution developed or printed with any Federal funding.

*"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)"*

To file a complaint alleging discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington DC 20250-9410 or call toll free voice (866) 632-9992, TDD (800)877-8339, or voice relay (866) 377-8642. USDA is an equal opportunity provider and employer."

If the material is too small to permit the full statement to be included, the material must, at minimum, include the following statement, in print size no smaller than the text:

*"This institution is an equal opportunity provider."*

- W. REMEDIES FOR COMPLIANCE RELATED ISSUES. If The Cooperators materially fail(s) to comply with any term of the agreement, whether stated in a Federal statute or regulation, an assurance, or the agreement, the U.S. Forest Service may wholly or partly suspend or terminate the current agreement.
- X. TERMINATION BY MUTUAL AGREEMENT. This agreement may be terminated, in whole or part, as follows:
1. When the U.S. Forest Service and The Cooperators agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated.
  2. By 30 days written notification by The Cooperators to the U.S. Forest Service setting forth the reasons for termination, effective date, and in the case of partial termination, the portion to be terminated. If the U.S. Forest Service decides that the remaining portion of the agreement does not accomplish the purpose for which the award/agreement was made, the U.S. Forest Service may terminate the award upon 30 days written notice in its entirety.
- Y. ALTERNATE DISPUTE RESOLUTION – PARTNERSHIP AGREEMENT. In the event of any issue of controversy under this agreement, the parties may pursue Alternate Dispute Resolution procedures to voluntarily resolve those issues. These procedures may include, but are not limited to conciliation, facilitation, mediation, and fact finding.
- Z. DEBARMENT AND SUSPENSION. The Cooperators shall immediately inform the U.S. Forest Service if they or any of their principals are presently excluded,



debarred, or suspended from entering into covered transactions with the Federal Government according to the terms of 2 CFR Part 180. Additionally, should The Cooperators or any of their principals receive a transmittal letter or other official Federal notice of debarment or suspension, then they shall notify the U.S. Forest Service without undue delay. This applies whether the exclusion, debarment, or suspension is voluntary or involuntary.

AA. MODIFICATIONS. Modifications within the scope of this agreement must be made by mutual consent of the parties, by the issuance of a written modification signed and dated by all properly authorized, signatory officials, prior to any changes being performed. Requests for modification should be made, in writing, at least 60 days prior to implementation of the requested change.

BB. COMMENCEMENT/EXPIRATION DATE. This agreement is executed as of the date of the last signature and is effective through June 30, 2023 at which time it will expire. The expiration date is the final date for completion of all work activities under this agreement.

**VI. APPROVAL.**

AUTHORIZED REPRESENTATIVES. By signature below, each party certifies that the individuals listed in this document as representatives of the individual parties are authorized to act in their respective areas for matters related to this agreement. In witness whereof, the parties hereto have executed this agreement as of the last date written below.

DAN HOLLER, Town Manager  
Town of Mammoth Lakes

7-2-18  
Date

LESLIE CHAPMAN, CAO  
Mono County

7/3/18  
Date



*Tamera K. Randall-Parker*

*7/19/18*  
Date

TAMERA K. RANDALL-PARKER, Forest Supervisor  
U.S. Forest Service, Inyo National Forest

*William A. Dunkelbeger*

*7/5/18*  
Date

WILLIAM A. DUNKELBEGER, Forest Supervisor  
U.S. Forest Service, Humboldt-Toiyabe National Forest

The authority and format of this agreement have been reviewed and approved for signature.

*Aaron Stout*

*6/27/2018*  
Date

AARON STOUT  
U.S. Forest Service Grants Management Specialist  
Region 5

The authority and format of this agreement have been reviewed and approved for signature.

*Sarah Russell*

6/28/2018

SARAH RUSSELL  
U.S. Forest Service Grants Management Specialist  
Region 4

Burden Statement

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0217. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.

## **EXHIBIT A OPERATING PLAN**

### **PROJECT 1 – Eastern Sierra Sustainable Recreation Partnership Priority Development**

#### **I. GENERAL PROJECT DESCRIPTION:**

This Operating Plan encompasses efforts between Mono County, California and the Town of Mammoth Lakes, California, hereinafter referred to as “the Cooperators,” and the USDA, Forest Service, Pacific Southwest Region, Inyo National Forest and Intermountain Region, Humboldt-Toiyabe National Forest, hereinafter referred to as the “U.S. Forest Service,” to identify priority recreation-related programs and projects in partnership to provide healthy forests and sustainable recreation and infrastructure. The U.S. Forest Service and Cooperators, or “Partners” will work together in development of these priorities to reduce redundancies, work toward mutual goals, maximize resources, and to improve transparency between and with stakeholders. An initial list of priorities shall be established by the Partners and updated/modified as work is accomplished throughout the life of this agreement.

The U.S. Forest Service under the laws of the United States and the regulations of the Secretary of Agriculture is responsible for managing the natural resources on National Forest System lands, including wildlife and fish resources and providing recreational opportunities, in a manner that is sustainable and will not impair the productivity of the land. The U.S. Forest Service desires to partner with the Cooperators to design, plan, implement, and report out projects to improve and maintain recreational opportunities as well as restore ecosystems to their natural resiliency and functions through on-the-ground stewardship activities.

The U.S. Forest Service and the Cooperators share a mutual interest in operating and maintaining National Forest facilities located on the Inyo National Forest and Humboldt-Toiyabe National Forest and within the Town of Mammoth Lakes municipal boundary and Mono County, California. This mutual interest is driven by the fact that outdoor recreation activities are the largest driver of visitors to the region, and these activities contribute significantly to the economic vitality of local communities. Providing high quality facilities and programs is a critical service in managing visitation and sustaining National Forest resources, while ensuring that the region remain a desirable destination. This Agreement and Operating Plan are intended to maximize the Partners’ collective and collaborative efforts.

Initial focus areas used to develop priority work for the Partners to consider include, but are not limited to:

- Permitting facilitation and clean-up (i.e. use permits, film permits, other agreements);
- Maintenance and staffing of visitor centers;
- Existing “hard infrastructure” including bathrooms, pavement maintenance, water, sewer, other buildings;
- Existing “soft infrastructure” including trail maintenance, signage, campground service;
- New soft and hard infrastructure as described above;
- New trails and facility planning and construction;



- County/Town recreational infrastructure maintenance, rehabilitation and new projects identification and work program development; and
- Project planning including environmental review.

Specific projects on National Forest System Lands shall be incorporated to this agreement following modification procedures as identified in Section V. FF. of this agreement, or established through separate Operating Plans or instrument(s), where appropriate. Separate agreements, Operating Plans, or other instruments must be approved and signed by all Partners and cannot be included without the consent of all Partners.

## II. RESPONSIBILITIES:

### A. The Cooperators Shall:

1. Provide a Cooperator main point of contact to support the tasks outlined in this Operating Plan;
2. Within existing Cooperator budgets, and at the individual Cooperators' sole discretion, dedicate staff time and resources to complete the work outlined in this Operating Plan;
3. Identify Cooperator recreation-related priorities including how the programs or projects will meet the intent of the Partnership goals;
4. Work cooperatively with the U.S. Forest Service in establishing the priority programs and projects and participate in and share responsibilities with the Partners to schedule and facilitate regular meetings and communication to complete the work outlined in this Operating Plan;
5. Provide GIS support, maps, surveys, budget information, cost information, and other data to the Cooperator, as needed for development of priorities and to the extent this information is available; and
6. Regularly evaluate the progress of work outlined in this Operating Plan to ensure goals are being met.

### B. The U.S. Forest Service Shall:

1. Provide a U.S. Forest Service main point of contact from each Forest to support the tasks outlined in this Operating Plan;
2. Within existing Forest Service budgets, and at the individual Forest's sole discretion, dedicate staff time and resources to complete the work outlined in this Operating Plan;
3. Identify U.S. Forest Service recreation-related priorities including how the programs or projects will meet the intent of the Partnership goals;
4. Work cooperatively with the Cooperators in establishing the priority programs and projects and participate in and share responsibilities with the Partners to schedule and facilitate regular meetings and communication to complete the work outlined in this Operating Plan;
5. Provide GIS support, maps, surveys, budget information, cost information, and other data to the Cooperator, as needed for development of priorities and to the extent that this information is available;
6. Provide staff support from public services, resource specialists, and technicians if needed to develop priorities; and

- 7. Regularly evaluate the progress of work outlined in this Operating Plan to ensure goals are being met.

III. TERM OF OPERATING PLAN: The project work will be completed during the period starting date of final signature this Agreement and ending **June 30, 2023**.

IV. FINANCIAL PLAN: Attached is the Financial Plan for this operating plan starts the date of final signature this Agreement and ending **June 30, 2023**.

V. ATTACHMENTS:

- 1. Exhibit B, FS-1500b, Financial Plan
- 2. Exhibit C, FS-1500-23, Optional Performance Reporting Template

  
 \_\_\_\_\_  
 LESLIE CHAPMAN  
 CAO  
 Mono County

7/3/18  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 DAN HOLLER  
 Town Manager  
 Town of Mammoth Lakes

7-2-18  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 TAMERA K. RANDALL-PARKER  
 Forest Supervisor  
 Region 5, Inyo National Forest

7/19/18  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 WILLIAM A. DUNKELBERGER  
 Forest Supervisor  
 Region 4, Humboldt-Toiyabe National Forest

7/5/18  
 \_\_\_\_\_  
 Date

Attachment: B

R5 Agreement No.: 18-CS-11050400-019

Mod. No.:

R4 Agreement No.: 18-CS-11041700-054

**Note: This Financial Plan may be used when:**  
 (1) No program income is expected and  
 (2) The Cooperator is not giving cash to the FS and  
 (3) There is no other Federal funding

**Agreements Financial Plan (Short Form)**

Financial Plan Matrix:

Note: All columns may not be used. Use depends on source and type of contribution(s).

COST ELEMENTS	FOREST SERVICE INYO CONTRIBUTIONS		FOREST SERVICE H-T CONTRIBUTIONS		MONO COUNTY CONTRIBUTIONS		TOML CONTRIBUTIONS		(i) Total
	(a) Noncash	(b) Cash to Cooperator	(c) Noncash	(d) Cash to Cooperator	(e) Noncash	(f) In-Kind	(g) Noncash	(h) In-Kind	
Salaries/Labor	\$13,225.00	\$0.00	\$13,225.00	\$0.00	\$9,681.12	\$0.00	\$68,400.40	\$0.00	\$104,531.52
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$734.40	\$0.00	\$0.00	\$0.00	\$734.40
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies/Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal</b>	<b>\$13,225.00</b>	<b>\$0.00</b>	<b>\$13,225.00</b>	<b>\$0.00</b>	<b>\$10,415.52</b>	<b>\$0.00</b>	<b>\$68,400.40</b>	<b>\$0.00</b>	<b>\$105,265.92</b>
Coop Indirect Costs							\$10,260.06		\$0.00
FS Overhead Costs									\$0.00
<b>Total</b>	<b>\$13,225.00</b>	<b>\$0.00</b>	<b>\$13,225.00</b>	<b>\$0.00</b>	<b>\$10,415.52</b>	<b>\$0.00</b>	<b>\$78,660.46</b>	<b>\$0.00</b>	
<b>Total Project Value:</b>								<b>\$115,525.98</b>	

Matching Costs Determination			
Total Inyo Forest Service Share =	(j)	Total H-T Forest Service Share =	(k)
(a+b) ÷ (i) = (j)	11.45%	(c+d) ÷ (i) = (k)	11.45%
Total Mono Co Cooperator Share =	(l)	Total TOML Cooperator Share =	(m)
(e+f) ÷ (i) = (l)	9.02%	(g+h) ÷ (i) = (m)	68.09%
		Total (j+k+l+m) = (n)	(n)
			100.00%



2. Cost Analysis:

Use the following section to show additional information that supports the lump sum figures provided above. The following Cost Analysis boxes, (a)-(d), should provide a cost analysis of the corresponding matrix columns, (a)-(d), above, e.g. matrix column (a) *FS Non-Cash Contribution* should be analyzed under block (a), below, and matrix column (b) *FS In-Kind Contribution* should be analyzed under block (b), below, etc. Furthermore, each cost analysis box, below, should have clear labels indicating which cost element, above, is being analyzed, e.g. Salary/Labor = hrs or days x rate; Travel = miles x rate, or months x FOR rate (that is, days x per diem rate; Equipment Use = hrs or days x rate; Supplies & Materials—list of items and estimated cost; Printing = estimated cost per item; Indirect Cost = Direct cost x current indirect rate.

If necessary, add additional sheets for cost analysis. To compress any unwanted portion(s) of this section, highlight the section to be hidden, then select "Format", "Row", and "Hide" from the toolbar.

**Column (a)** The Inyo NF will contribute to the work outlined in the Project 1 Operating Plan utilizing staff to participate and coordinate completion of project goals.  
Forest Service  
Inyo  
Noncash  
Contribution

**Column (b)** No Cash to Cooperators is included in Project 1 of this Agreement  
Forest Service  
Inyo Cash to  
Cooperator

**Column (c)** The Humboldt-Toiyabe NF will contribute to the work outlined in the Project 1 Operating Plan utilizing staff to participate and coordinate completion of project goals.  
Forest Service  
H-T  
Noncash  
Contribution

**Column (d)** No Cash to Cooperators is included in Project 1 of this Agreement  
Forest Service  
H-T Cash to  
Cooperator

**WORKSHEET FOR**

**FS Inyo Non-Cash Contribution Cost Analysis, Column (a)**

**Salaries/Labor**

**Standard Calculation**

Job Description	Cost/Day	# of Days	Total
Authorized Officer	\$450.00	8.00	\$3,600.00
Program Manager	\$400.00	15.00	\$6,000.00
Recreation Specialist	\$350.00	5.00	\$1,750.00
Resource Specialist	\$350.00	3.00	\$1,050.00
Resource Technician	\$275.00	3.00	\$825.00
			\$0.00

**Non-Standard Calculation**

<b>Total Salaries/Labor</b>	<b>\$13,225.00</b>
-----------------------------	--------------------

**Subtotal Direct Costs**

**\$13,225.00**

**Forest Service Overhead Costs**

Current Overhead Rate	Subtotal Direct Costs	Total
10.00%	\$13,225.00	\$1,322.50
<b>Total FS Overhead Costs</b>		<b>\$1,322.50</b>

**TOTAL COST**

**\$14,547.50**

**WORKSHEET FOR**

**FS H-T Non-Cash Contribution Cost Analysis, Column (c)**

**Salaries/Labor**

<b>Standard Calculation</b>				
Job Description	Cost/Day	# of Days		Total
Authorized Officer	\$450.00	8.00		\$3,600.00
Program Manager	\$400.00	15.00		\$6,000.00
Recreation Specialist	\$350.00	5.00		\$1,750.00
Resource Specialist	\$350.00	3.00		\$1,050.00
Resource Technician	\$275.00	3.00		\$825.00
				\$0.00

**Non-Standard Calculation**

<b>Total Salaries/Labor</b>	<b>\$13,225.00</b>
-----------------------------	--------------------

<b>Subtotal Direct Costs</b>	<b>\$13,225.00</b>
------------------------------	--------------------

**Forest Service Overhead Costs**

Current Overhead Rate	Subtotal Direct Costs		Total
10.00%	\$13,225.00		\$1,322.50
<b>Total FS Overhead Costs</b>			<b>\$1,322.50</b>

<b>TOTAL COST</b>	<b>\$14,547.50</b>
-------------------	--------------------

**WORKSHEET FOR**

**Mono Co. Non-Cash Contribution Cost Analysis, Column (e)**

**Salaries/Labor**

**Standard Calculation**

Job Description	Cost/Day	# of Days	Total
Assistant CAO	\$663.52	7.00	\$4,644.64
CAO	\$949.28	1.00	\$949.28
Principal Planner	\$451.04	3.00	\$1,353.12
Com Dev Analyst	\$301.44	3.00	\$904.32
County Counsel	\$914.88	2.00	\$1,829.76

**Non-Standard Calculation**

**Total Salaries/Labor**

**\$9,681.12**

**Travel**

**Standard Calculation**

Travel Expense	Employees	Cost/Trip	# of Trips	Total
Bridgeport to Mammoth	1	\$61.20	12.00	\$734.40
				\$0.00
				\$0.00
				\$0.00
				\$0.00

**Non-Standard Calculation**

**Total Travel**

**\$734.40**

**Subtotal Direct Costs**

**\$10,415.52**

**Cooperator Indirect Costs**

Current Overhead Rate	Subtotal Direct Costs	Total
	\$10,415.52	\$0.00
<b>Total Coop. Indirect Costs</b>		<b>\$0.00</b>

**TOTAL COST**

**\$10,415.52**



**WORKSHEET FOR**

**TOML Non-Cash Contribution Cost Analysis, Column (g)**

**Salaries/Labor**

**Standard Calculation**

Job Description	Cost/Day	# of Days	Total
Town Manager	\$1,029.12	15.00	\$15,436.80
Pub. Works Director	\$871.12	15.00	\$13,066.80
Comm. Dev. Director	\$733.60	10.00	\$7,336.00
Assist. To Town Manager	\$579.60	10.00	\$5,796.00
Engr. Manager	\$595.84	15.00	\$8,937.60
Associate Planner	\$482.32	10.00	\$4,823.20
Trails Coordinator	\$520.16	25.00	\$13,004.00

**Non-Standard Calculation**

<b>Total Salaries/Labor</b>	<b>\$68,400.40</b>
-----------------------------	--------------------

**Subtotal Direct Costs**

**\$68,400.40**

**Cooperator Indirect Costs**

Current Overhead Rate	Subtotal Direct Costs	Total
15.00%	\$68,400.40	\$10,260.06
<b>Total Coop. Indirect Costs</b>		<b>\$10,260.06</b>

**TOTAL COST**

**\$78,660.46**





### Optional Project Performance Report\*

1. Recipient/Cooperator Name: \_\_\_\_\_

2. Agreement Number: 18-CS-11050400-0XX      3. Project Title: Eastern Sierra Recreation Partnership Priority Development

4. Reporting Period End Date: \_\_\_\_\_      5. Report Type:  Interim       Final

For each program/project in the agreement narrative, please provide brief information on the following:

6. Status Summary:

7. What has been accomplished to date? Please provide a comparison of actual accomplishments to the objectives established in the agreement narrative (quantify where possible):

8. Any problems encountered? Explain delays or changed costs or conditions that significantly impair the ability to meet agreement objectives and timelines. If necessary, please work with the F.S. program manager for an extension of the agreement period.

9. Any changes that you plan to propose? Please work with F.S. program manager to determine if a modification is needed (e.g., a change is needed to the objectives or financial plan).

10. Briefly describe work to be performed during the next reporting period.

11. Any other comments considered of importance but not discussed above?

12. Signatures of Authorized Representative: by signature below, the signing parties certify that they are the official representatives of their respective parties and authorized to act in their respective areas for matters related to the above-referenced grant/agreement.

<b>Submitted: Cooperator Program Mgr</b>	Signature: _____	Date: _____
	Name/Title: _____	Phone: _____

\*Note to Cooperator Project Lead: This optional form helps respond to the performance reporting required by the agreement.

<b>Reviewed: FS Program Mgr</b>	Signature: _____	Date: _____
	Name/Title: _____	Phone: _____

\*Note to F. S. Program Manager: Please document this and any other monitoring activity in NRM or send to G&A Personnel.

*Burden Statement*

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0217. The time required to complete this information collection is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

*The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).*

*To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.*



## INSTRUCTIONS FOR FORM FS-1500-23

1. Enter the recipient's or cooperator's name.
2. Enter the original U.S. Forest Service agreement number.
3. Enter the project's title.
4. Enter the type of report.
- 6-8. Provide information related to each program/project in the agreement narrative.
11. Self explanatory.



# County of Inyo



## Planning Department

### DEPARTMENTAL - ACTION REQUIRED

**MEETING:** October 8, 2019

**FROM:** Ryan Standridge

**SUBJECT:** Appeal of Planning Commission Decision

---

**RECOMMENDED ACTION:**

**PLANNING DEPARTMENT - 10:45 A.M.** - Request Board: A) conduct a Public Hearing regarding Appeal No. 2019-03/Robert Steele; and B) deny the appeal.

**SUMMARY/JUSTIFICATION:**

This appeal challenges the Planning Commission's unanimous approval of a Non-hosted Short Term Rental permit, located at 150 Manzanita Road, in Aspendell. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

The request for appeal is attached to this staff report. In summary, the appellant disagrees with the Planning Commission's unanimous decision due to general concerns, and somewhat inaccurate statements regarding the existence of community opposition to the application. The specific concerns raised at the Planning Commission hearing are set forth in detail in the attached. Ultimately, the Planning Commission determined that the conditions of approval will adequately balance the existing community character (which is largely comprised of second homeowners) while also providing an opportunity for the property owner to enjoy a greater benefit from the use of the property.

**Recommended Actions**

Based on the responses to comments discussed in the attached and the fact that the Lozito permit application not only addresses, but goes above and beyond, all of the requirements of Chapter 18.73, staff recommends that the Board deny Appeal 2019-03/Steele and uphold the Planning Commission's unanimous approval of Non-hosted Short Term Rental Permit 2019-07/Lozito.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

Due to the general lack of knowledge and misinformation regarding the County's Short-term Rental Permit process and policy evidenced in the comment letters provided for on the Lozito application, prior to the staff report presentation at the August 28, 2019 Planning Commission hearing, the planning director addressed the Planning Commission with a quick review of the general history and a summary of the short-term rental ordinance. The requirements of the approved ordinance, including the difference between hosted and non-hosted rentals; the host and/or management requirements; complaint response; number of permits allowed; number of renters and guestrooms allowed; parking requirements; quiet hours; noise and nuisance restrictions; pet

requirements; trash requirements; outdoor fire requirements; Transient Occupancy Tax requirements; the ability of the Planning Director or Planning Commission to impose further conditions; and enforcement of the code on approved short-term rentals were all covered.

Staff then presented the staff report, which outlined Mr. Lozito's application. Mr. Lozito had provided a very thorough and complete application that included restrictions beyond what is required by 18.73 in an effort to subdue the fears being spread about the chaos his potential short-term rental would cause Aspendell. This included an extra hour of required quiet time (9 p.m. - 8a.m). Then in addition to what was turned with the application, Mr. Lozito talked with neighbors regarding their particular issues and had an updated set of house rules that was presented to the Planning Commission. These additional rules included: no food or trash left outside (bear concerns) and no camping. Public input was also given during the Planning Commission public hearing, held on the application. There were 4 owners of property in Aspendell present: Mr. Robert Steele, Ms. Susan Steele, Mr. Gary Rainwater and Mr. Bob Caddoo. Most of the comments given to the Planning Commission focused on 'short-term rentals should not be allowed in Aspendell and Aspendell was not notified when the ordinance was in the adoption process'. There were also comments regarding: sheriff and fire service; wildlife, particularly bears; fire danger; the expectation of silence (12-14 hours per day at a minimum); worries about commercial ventures that would bring a "different" type of buyer than that of the rest of Aspendell; concerns that Aspendell would no longer be like a National Park; and, there are better suited places for people to stay such as Cardinal Village and Bishop Creek Lodge.

With regard to comments directly related to the short-term rental code, the Planning Commission provided recommendations for the House Rules. This included a rule about avoiding leaving food in coolers outside or in cars to limit bear interactions and a rule generally encouraging water conservation. The applicant agreed to add these rules and updated the rules with staff's help after the Planning Commission meeting, again to try to quell the concerns from the neighbors. These included: no outdoor fires or fireworks, no smoking anywhere on the property, no excessive noises at any time and limiting daytime guests to 4 (attachment – final house rules).

After a lengthy discussion, Commissioner Stewart made a motion for approval. Commissioner Kemp provided a 2nd and the Motion passed 4-0, with Commissioner Vogel absent.

The appeal submitted by Mr. Robert Steele (letter attached) and responses by staff includes:

- Comment - not all of the 30-comment letters submitted to the Planning Department could be found on the Planning Department webpage and Aspendell residents' wishes were not considered.
- o Response – the Planning Commission was emailed and/or hand delivered each and every comment letter regarding the project as they came into planning staff. Those included on the webpage were received prior to the staff report and were posted with it on the webpage. Letters received up until the time staff went to the Planning Commission meeting were brought to the commissioners at the meeting. The commissioners were given time to review the comment letters prior to the public hearing and took them into account when they made their decision as evidenced by the thoughtful discussion and addition of extra house rules.

- Comment - No public input was sought from Aspendell residents during the planning process for the short-term rental ordinance. They were not mailed notifications.

- o Response - In general, public outreach is conducted in centralized locations throughout the County when projects such as the short-term rental ordinance are in development. This is due to staff resources and the general geography of the County. There were not public outreach meetings in Wilkerson, Mustang Mesa, Shoshone, Olanca, etc. either. The advertising for these meetings and subsequent workshops with the Board and Planning Commission was in the Inyo Register and on fliers placed throughout the County. It is financially not feasible for the Planning Department to send mailed notifications to all property owners in the county and is not legally required if a project will effect more than 1,000-people. Residents of Aspendell would have had access to the advertising in the Inyo Register and from the fliers. People who own property (second/vacation homes) in Aspendell and live elsewhere would not have. This would be a definite factor for Aspendell property owners as the whole of Aspendell is approximately 74%.

o Response - There were Aspendell residents present at the Planning Commission and Board of Supervisors' hearings on the adoption of the Short-term Rental Ordinance. One was quite vocal about the inappropriateness of the use in Aspendell. This opinion was considered by the Planning Commission and the Board during the adoption process and a special no-short-term rental zone was not adopted for Aspendell or other neighborhoods.

• Comment - There is overwhelming sentiment that short-term rentals should not be allowed in Aspendell.

o Response - There are 158 owners of property in Aspendell, 30 of these owners sent comments regarding the short-term rental application for Lozito. This represents about 19-percent of Aspendell homeowners. A majority are actually silent on the issue.

• Comment - In the immediate neighborhood, there was 100% opposition.

o Response – Staff is unsure of what the geography of 'immediate neighborhood' means; however, of the owners of property within the 300-ft required noticing area (25), 10 provided comment letters. Of these 10-comment letters 9 were opposed; 1 was in favor. Of these opposing comment letters, the primary concern was short-term rentals should not be an allowed use in Aspendell. The short-term rental of residentially zoned property is however, an already established, conditionally, allowed use throughout the County, including in Aspendell. The applicant, planning staff, and the Planning Commission spent considerable time and thought in crafting the Lozito permit to address concerns as related to the regulations in the short-term rental code.

o Response - A short-term rental permit is a conditional use permit with additional design, notification, permit modification and revocation and enforcement regulations created specifically for the short-term rental of residentially zoned property. A conditional use permit is defined by the Inyo County Code as: "Conditional use" means a use that, owing to some special characteristics attendant to its operation or installation, is permitted in a zoning district subject to approval by the planning commission, and subject to special requirements, different from those usual requirements for the zoning district in which the conditional use may be located. Public comment on conditional use permits, as other planning entitlements, are meant to flush out special characteristics and issues of a particular area and to help identify requirements to ensure that conditions are placed on a project to address them. They are not meant to be a forum to re-discuss whether a particular use is or should be allowed in the particular area as that was already decided during the adoption process.

#### **ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

The Board may consider the following alternatives.

- Do NOT approve the requested actions.
- Return to staff with direction.

#### **OTHER AGENCY INVOLVEMENT:**

#### **FINANCING:**

Costs to process the application and appeal are paid for by the applicant and the \$300 appeal fee was paid for by the appellant.

#### **ATTACHMENTS:**

1. ATTACHMENT - W/ TABLE OF CONTENTS

#### **APPROVALS:**

Cathreen Richards  
Darcy Ellis  
Cathreen Richards  
Marshall Rudolph

Created/Initiated - 9/19/2019  
Approved - 9/19/2019  
Approved - 9/27/2019  
Final Approval - 9/27/2019



**ATTACHMENTS TABLE OF CONTENTS**

**BOB STEELE APPEAL ..... 1**

**STAFF REPORT ..... 2**

    VICINTY MAPS ..... 7

    SITE PLAN ..... 9

*RULES* ..... 10

*HOSTED HOME PICTURES* ..... 11

*NON HOSTED PICTURES* ..... 12

    LETTERS RECEIVED PRIOR TO STAFF REPORT SENT OUT IN MAIL ..... 14

**DAY OF PLANNING COMMISSION METERIALS HANDED OUT .....21**

    MAP OF RESIDENCY .....21

    MAP OF OPPOSITION .....22

    COPY OF ALL CORRESPONDENCE RECEIVED FOR RECORD- ALL COMMISSIONERS WERE  
    EMAILED AS LETTER WERE RECEIVED LETTERS RECEIVED THE DAY OF MEETING WERE  
    HANDED OUT. ....23

**BOARD APPEAL MATERIALS .....68**

*300 FT NOTIFICATION LIST* ..... 68

*300 FT CORRESPONDENCETO APPLICATION NH2019-07/LOZITO* ..... 69

*BOARD APPEAL CORRESPONDENCE* ..... 86

Robert Steele  
 PO Box 592  
 Inyokern, CA 93527  
 142 Manzanita Road  
 Bishop, CA 93514

RECEIVED

2019 AUG 28 AM 10:52

To: Inyo County Clerk

On behalf of the residents of Aspendell who stated opposition to a short-term rental at 150 Manzanita (2019-07/Lozito) in Aspendell, I hereby appeal the decision by the Planning Commission to the Board of Supervisors.

Grounds for appeal include:

- At least 15 letters of protest were submitted to the Planning Department, yet almost none were published on the pre-hearing web page. The overwhelming wishes of Aspendell residents were not taken into account by the Planning Commission.
- No public input was sought from the residents of Aspendell prior to the creation of the new ordinance on short-term rentals. Public meetings were held in many locations throughout Inyo County, but not in Aspendell. Aspendell residents were generally unaware of the new ordinance because of the lack of mailed notice or public meetings on the subject in Aspendell.
- There is an overwhelming sentiment in the Aspendell community that short-term rentals should not be allowed.
- In the immediate neighborhood of the subject permit applications, there was 100% opposition of all homeowners contacted to a short-term rental on Manzanita.

Robert Steele

email: bobsteelephoto@gmail.com



**Planning Department**  
**168 North Edwards Street**  
**Post Office Drawer L**  
**Independence, California 93526**

**Phone: (760) 878-0263**  
**FAX: (760) 872-2712**  
**E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)**

**AGENDA ITEM NO.:** 5 (Action Item – Public Hearing)

**PLANNING COMMISSION  
 MEETING DATE:** August 28, 2019

**SUBJECT:** Non-Hosted Short-Term Rental Permit  
 No. 2019-07/Lozito

**EXECUTIVE SUMMARY**

The applicant has applied for a Non-hosted Short Term Rental permit, located at 150 Manzanita Road, in Aspendell. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

**PROJECT INFORMATION**

**Supervisory District:** 1  
**Project Applicant:** George & Kerry Lozito  
**Site Address:** 150 Manzanita Road  
**Community:** Aspendell, CA  
**A.P.N.:** 014-320-22  
**General Plan:** Residential Low Density (RL)  
**Zoning:** One Family Residences 10,000 sq. ft. minimum with a Snow Avalanche Hazard Overlay- (R1-10,000-SAHO)  
**Size of Parcel:** .24 acres

**SURROUNDING LAND USE:**

<b>Location:</b>	<b>Use:</b>	<b>Gen. Plan Designation</b>	<b>Zoning</b>
Site	Developed	Residential Low Density (RL)	One Family Residences 10,000 Sq. Ft. minimum (R1-10,000 SAHO)
North	Undeveloped	Open Space and Recreation (OSR)	Open Space-40 acre minimum (OS-40 SAHO)
East	Developed	Residential Low Density (RL)	One Family Residences 10,000 Sq. Ft. minimum (R1-10,000 SAHO)

West	Developed	Residential Low Density (RL)	One Family Residences 10,000 Sq. Ft. minimum (R1-10,000 SAHO)
South	Developed	Residential Low Density (RL)	One Family Residences 10,000 Sq. Ft. minimum (R1-10,000 SAHO)

**Staff Recommended Action:** 1.) Approve the Non-Hosted Short-Term Rental Permit No. 2019-07/Lozito

**Alternatives:**

- 1.) Deny the Non-Hosted Short-Term Rental Permit
- 2.) Approve the Non-Hosted Short-Term Rental Permit with additional conditions of approval
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

**Assistant Planner:** Ryan Standridge

## **STAFF ANALYSIS**

### Background and Overview

The applicant has applied for and received a Hosted Short-Term Rental Permit from the Inyo Planning Department, for the residence located at 403 Mt. Tom Road in Bishop as required by section 18.73.03d of the Inyo County Code. The applicant is requesting the 150 Manzanita residence be rented as a Non-hosted rental. This structure was built in compliance with the standards set by the Inyo County Building and Safety Department and the Inyo County Environmental Health Department.

The proposed application for a Non-Hosted Short-Term Rental Permit aligns with Inyo County Code Section 18.73-*Short-Term Rental of Residential Property*, which allows for the rental of a residential dwelling unit where the owner of the dwelling unit does not concurrently occupy the dwelling unit with the transient lodger. The application for this Non-hosted rental has met the requirements of the Inyo County Planning Department and, per County Code Section 18.73.060, now requires that the Inyo County Planning Commission give final approval in order to issue the Non-Hosted Short-Term Rental Permit.

The residence is in a location surrounded by residential uses in the R1 zone, as well as vacant land owned by U.S. Forest Service to the north. The residence is located in the Bishop community known as the Aspendell.

### General Plan Consistency

The goal of this review is to allow the applicant to rent residential space for 30-days or less in compliance with the County's zoning ordinance. The project is consistent with Short-Term Rental Ordinance, which was added as Chapter 18.73 of the Inyo County Code, following approval by the Inyo County Board of Supervisors on February 20, 2018. This use will not

conflict with the General Plan designation of Residential Low Density (RL) as it does not change the size or density of the residential development currently on the site and complies with the General Plan.

Zoning Ordinance Consistency

The applicant's residence is zoned Residential-One Family Residences (R1), which is defined as an eligible zoning area for short term rentals. The proposed use will not change the density or the residential use of property and therefore remains consistent with the current zoning ordinance.

**ENVIRONMENTAL REVIEW**

As per Section Two of the approved County Ordinance (Chapter 18.73), the Hosted/Non-Hosted Short-Term Rental Permit No. 2019-07/Lozito was reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the County's environmental procedures, and was found to be exempt pursuant to Section 15061(b)(3) (general rule) of the CEQA guidelines, as it constitutes an extension of residential use, with no new development, and can be seen with certainty that there will be no significant effect on the environment.

**RECOMMENDATION**

Find the proposed project is exempt from the requirements of the California Environmental Quality Act; make the findings specified below; and, approve Non-Hosted Short-Term Rental Permit No. 2019-07/Lozito, subject to the Conditions of Approval:

Recommended Findings for NH-STR No. 2019-07/Lozito:

1. The proposed Non-Hosted Short-Term Rental Permit is exempted from further CEQA review, and the provisions of the California Environmental Quality Act have been satisfied.  
*[Evidence: Pursuant to Section 15061(b)(3) (general rule) of the CEQA guidelines, the proposed permit application constitutes an extension of residential use with no new development or change in density and can be seen with certainty that there will be no significant effect on the environment.]*
2. The proposed Non-Hosted Short-Term Rental Permit is consistent with the Inyo County General Plan Land Use Designation of Residential Low Density (RL).  
*[Evidence: The proposed project is consistent with the goals and policies of the General Plan's Land Use designation of Residential Low Density, which allows for 2 to 4.5 dwellings unit per 1 acre. The applicant's proposal to rent the primary dwelling unit that is on a .25 acre parcel, is consistent with Inyo County's General Plan designation for this property.]*

3. The proposed Non-Hosted Short-Term Rental Permit is consistent with the Inyo County Zoning Ordinance.  
*[Evidence: The approved ordinance of Short-Term Rentals (Transient Occupancy – a rental for 30-Days or less), as adopted by the Board of Supervisors on February 20, 2018, allows for the short-term rental of residential dwellings in the Zoning Districts of: One Family Residential (R1), Single Residence and Mobile Home Combined (RMH), Rural Residential (RR), Rural Residential Starlite Estates (RR- Starlite), and the Open Space Zone (OS). The applicant’s property is zoned One Family Residences and the applicant is applying for a conditional use permit, and is therefore consistent with Inyo County’s zoning ordinance.]*
  
4. The proposed Non-Hosted Short-Term Rental Permit is necessary or desirable.  
*[Evidence: With the proliferation of Short-Term Rentals through on-line hosts, such as Air B&B, etc., the Board of Supervisors found it necessary and desirable to create an ordinance that regulates transient occupancy. The proposed non-hosted rental permit application is consistent with the requirements stipulated in the short-term rental ordinance, as adopted by the Board of Supervisors in February 2018. ]*
  
5. The proposed Non-Hosted Short-Term Rental Permit is properly related to other uses and transportation and service facilities in the vicinity.  
*[Evidence: The proposed Non-Hosted Short-Term Rental Permit is properly related to transportation and service facilities and will not adversely affect these facilities. All completed applications for Hosted/Non-Hosted Short-Term Rental Permits require site plans that demonstrate the availability of on-site parking at the rental location.]*
  
6. The proposed Non-Hosted Short-Term Rental Permit would not under all the circumstances of this case, affect adversely the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.  
*[The proposed Non-Hosted Short-Term Rental Permit does not adversely affect public health or safety of persons living in the vicinity. The Inyo County Public Health Department evaluated the application for sewer, septic, and water issues and found no problems however the County Public Works Department identified parking was located on a sewer easement. The proposed project has been conditioned to move the parking off the easement and no other obstructions to the easement will be allowed. The County’s Building and Safety Department was also consulted and no problems were identified by them.]*
  
7. Operating requirements necessitate the proposed Non-Hosted Short-Term Rental Permit for the site.  
*[Evidence: Use of the applicant’s property for non-hosted short-term rental requires the Non-Hosted Short-Term Rental Permit, as per Chapter 18.73 of the Inyo County Code.]*

#### **CONDITIONS OF APPROVAL**

1. The applicant, landowner and/or operator shall install a barrier to prevent tenants parking on sewer easement.



2. Tenants will not leave trash or food outside. Trash and recyclables will be stored in Laundry room unless Property Owner builds shed or garage that can properly secure bins from wildlife. Owner or designee will remove trash from site upon guest departure.
3. The applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning Non-Hosted Short-Term Rental Permit No. No. 2019-07/Lozito. The County reserves the right to prepare its own defense.
4. The applicant shall conform to all applicable provisions of Inyo County Code. If the use provided by this Non-Hosted Short-Term Rental Permit is not established within one year of the approval date it will be become void.

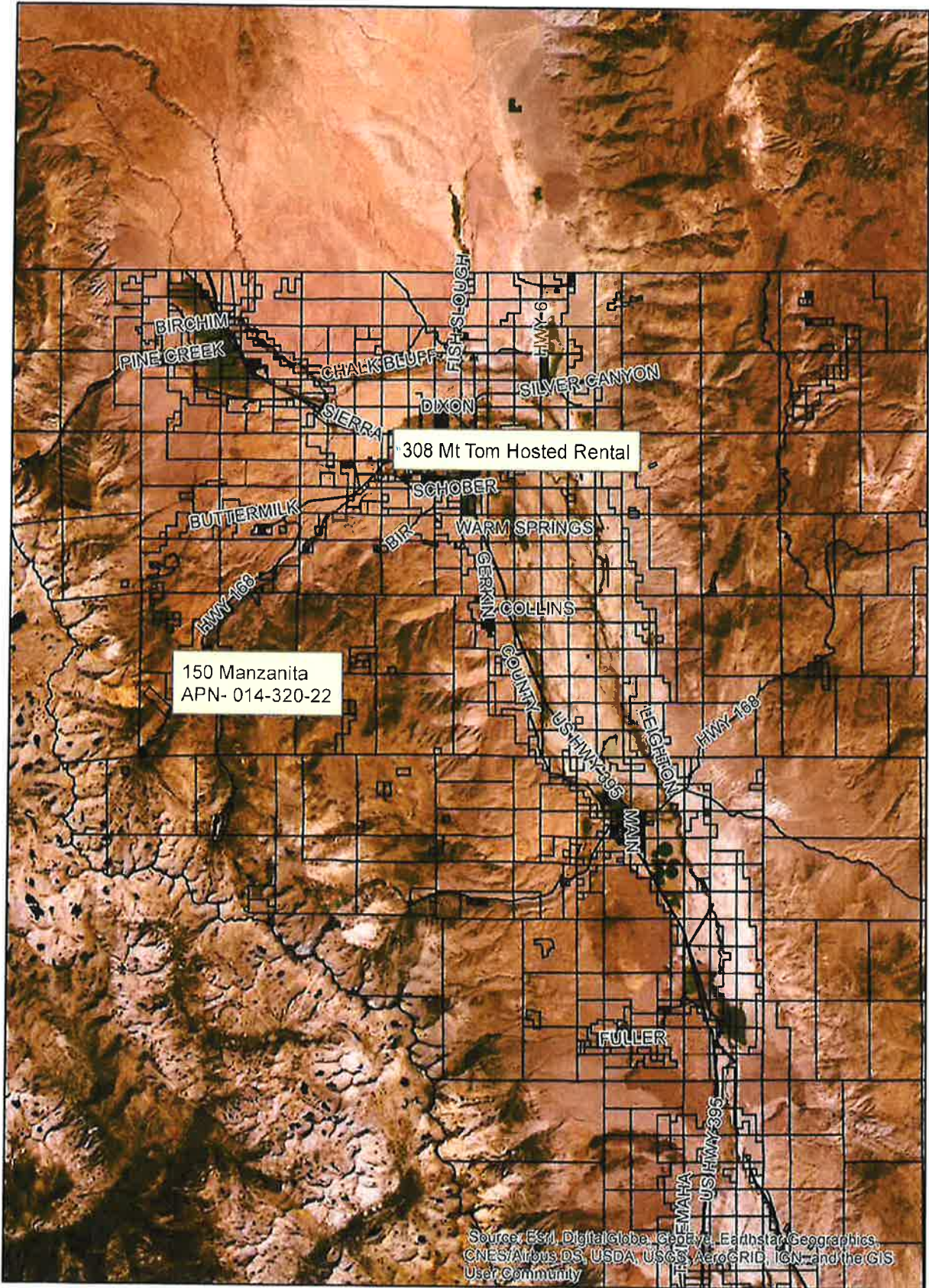
#### **SUMMARY**

Staff recommends that the Planning Commission make certain findings with respect to and approve Non-Hosted Short-Term Rental Permit No. No. 2019-07/Lozito and find it exempt from CEQA.

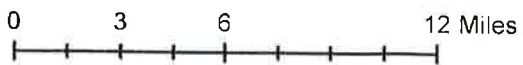
#### **EXHIBITS**

- A. Vicinity Map
- B. Site Plan
- C. Photos
- D. Rules

# LOZITO Non-Hosted 2019-07 Exhibit A (1)

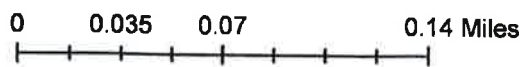


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



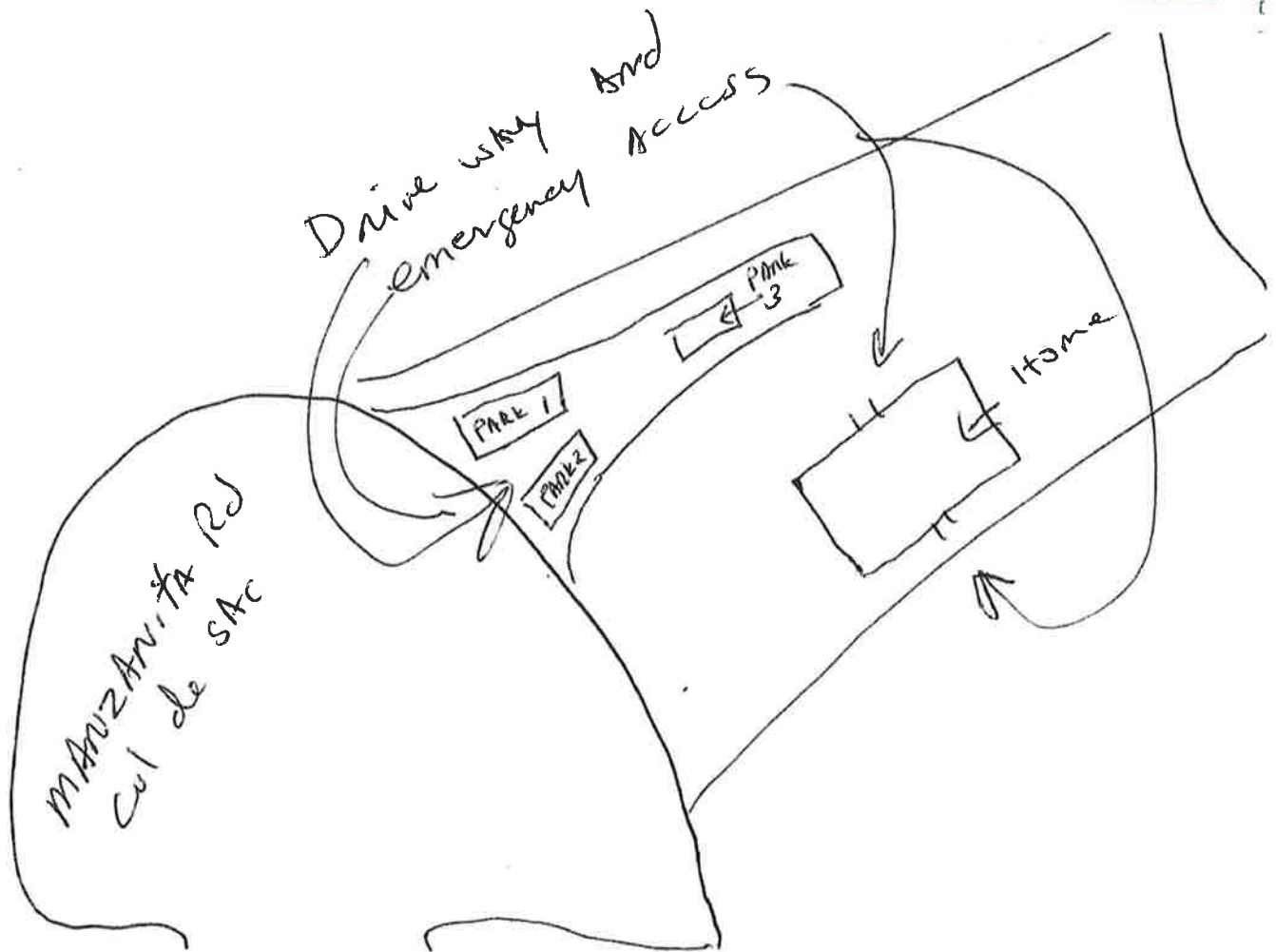
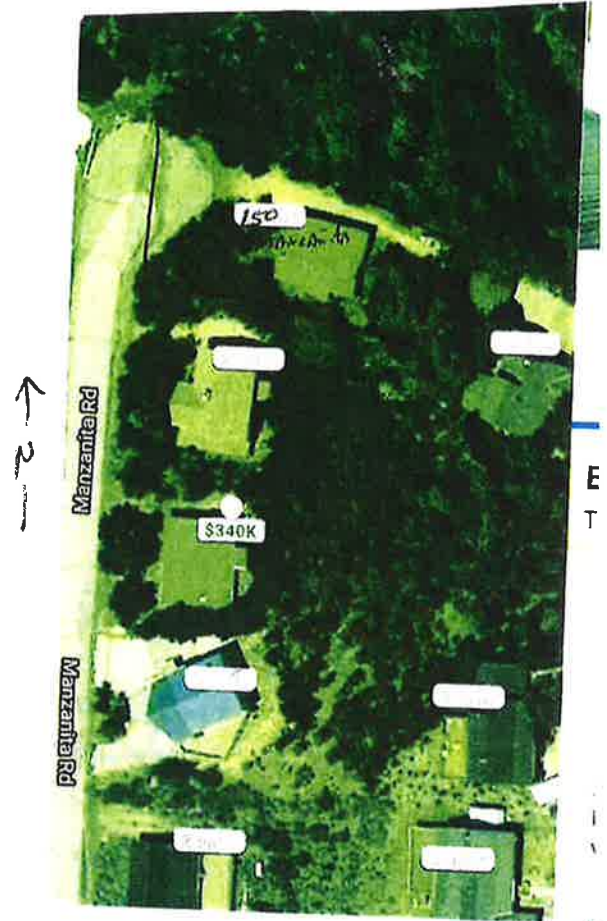


# LOZITIO Non-Hosted 2019-07 Exhibit A (2)



# Exhibit B

## Site Plan



ASPENDELL RENTAL RULES

4 PEOPLE MAX OCCUPANCY

NO PETS

NO OUTSIDE FIRES

NO ~~GR~~ABAGE OR FOOD ALLOWED LEFT OUTSIDE

NO NOISE AUDIBLE BEYOND WALLS BETWEEN 9 PM AND 8 AM

2 VEHICLES MAX

NO CAMPING

MANAGER CONTACT GEORGE 760 937 6405 OR BRUCE 760 920 1295

ROOMS FOR USE ARE BEDROOMS (2) KITCHEN, BATH, LAUNDRY AND LIVING ROOM

NO OUTSIDE AMPLIFIED SOUND

TRASH AND RECYCLING BINS ARE IN LANDURY ROOM

TRANSIENT OCCUPANCY TAX NO. \_\_\_\_\_(PENDING)

BE NICE!



**Exhibit C**

**Lozito Home Hosted 308 Mt. Tom**

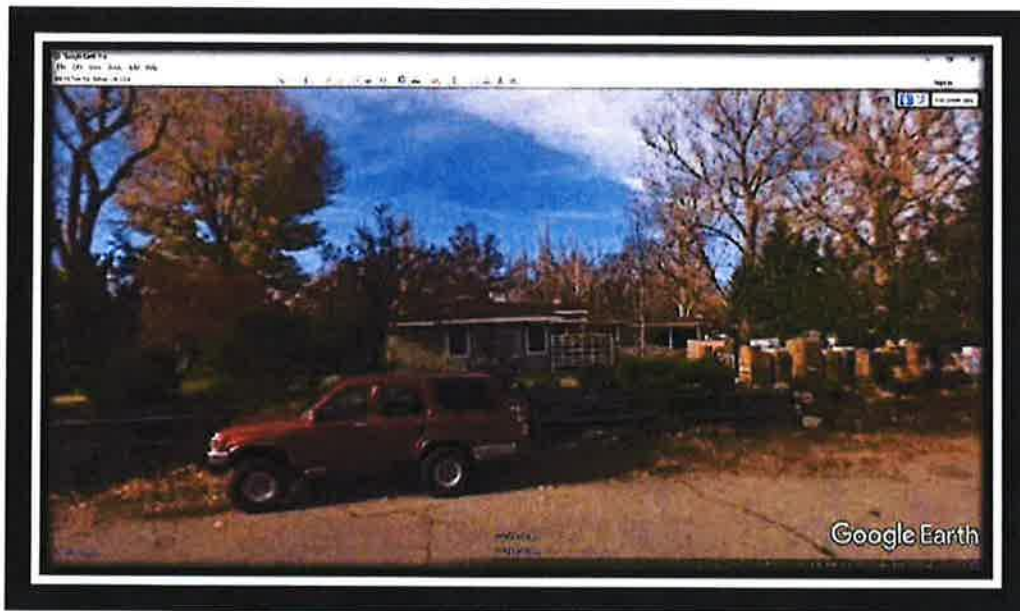




Exhibit C

## Lozito Non-Hosted 150 Manzanita



Exhibit C



**Ryan Smith-Standridge**

---

**From:** Bob Steele <bobsteelephoto@gmail.com>  
**Sent:** Thursday, August 8, 2019 11:02 AM  
**To:** Ryan Smith-Standridge  
**Subject:** RE: Request for Information on Lozito Short-term Rental in Aspendell

Ryan,

Thank you for the information. What I can tell from the statistics on numbers of permits applied for, and denied, that the meeting is nothing more than a vent session for those of us who don't want this to happen in our neighborhood. The commission will rubber stamp any lawfully applied for permit. I guess I don't see a point to having a public meeting as part of the approval process. I can tell you that there is overwhelming desire not to have short-term rental in my neighborhood, but I guess that won't matter.

Bob

**From:** Ryan Smith-Standridge <[rstandridge@inyocounty.us](mailto:rstandridge@inyocounty.us)>  
**Sent:** Thursday, August 08, 2019 8:57 AM  
**To:** [bobsteelephoto@gmail.com](mailto:bobsteelephoto@gmail.com)  
**Subject:** Request for Information on Lozito Short-term Rental in Aspendell

Bob,

Good Morning thank you for your inquiry. The short-term Ordinance does require a hosted rental before applying for a non-hosted. The Lozito's met this requirement when they applied for a hosted at 403 Mount Tom. The applicants provided all the requirements and the Planning Director Approved Permit H-STR-2019-10 June 28, 2019. The Cost of a Non-Hosted is \$1250, and the Hosted is \$350 and these are a deposit only. If the costs for processing the application exceeds the amount of the deposit, the applicant will be responsible for payment of additional monies to cover the cost of processing. Currently only one permit has been denied due to large amount of complaints of operating without benefit of a permit. The public hearing is open to everyone, and offers the opportunity to express one's opinion about the project and The Planning Commission take that into consideration before voting.

Thank You,

Ryan Smith-Standridge  
Assistant Planner  
(760)878-0263



**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: Information on Short-Term Rentals  
**Date:** Friday, August 30, 2019 4:29:58 PM

---

**From:** Bob Steele [bobsteelephoto@gmail.com]  
**Sent:** Wednesday, August 07, 2019 3:47 PM  
**To:** InyoPlanning  
**Subject:** Information on Short-Term Rentals

Hello,

I am drafting a letter to the Planning Commission regarding an application for short-term rental in the immediate area of my home. Can you please address the following questions:

1. Must an applicant first apply for hosted rentals before applying for non-hosted rentals? To me the language in the ordinance is difficult to understand in this regard. If the answer is yes, how long must the hosted rental permit be in hand before applying for non-hosted?
2. What is the application fee for non-hosted rental?
3. Have any applications been denied based on overwhelming negative input from local residents?

Regards,

Bob Steele  
142 Manzanita Road  
Bishop, CA 93514

**Paula Riesen**

---

**From:** shebac199@aol.com  
**Sent:** Friday, August 9, 2019 6:19 AM  
**To:** InyoPlanning  
**Subject:** short term rental

My husband and I live at 199 Alpine Drive in Aspendell and we are opposed to the short term rental at 150 Manzanita. We have had this problem before and had opposed it at that time.

Sincerely,

Hubert and Antoinette Cornett  
199 Alpine Drive  
Aspendell

**Paula Riesen**

---

**From:** Shirley Fischer <trappedmom@hotmail.com>  
**Sent:** Thursday, August 8, 2019 10:39 PM  
**To:** InyoPlanning  
**Subject:** "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO "... located at 150 Manzanita Road, in Aspendel

I am concerned with the prospect of short term rentals as a whole in Aspendell, Ca. This community does not have trash pickup available unless it has been privately arranged. Any trash left out is not only unsightly, but a fire hazard and will attract unwelcome wildlife. I would hope that there are enforcements in place to require owners to provide the proper waste disposal instructions and appropriate garbage disposal.

Shirley Fischer Aspendell Owner



## Ryan Smith-Standridge

---

**From:** Shirley Fischer <trappedmom@hotmail.com>  
**Sent:** Friday, August 9, 2019 8:11 PM  
**To:** Ryan Smith-Standridge  
**Cc:** Cathreen Richards  
**Subject:** Re: "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO ". . . located at 150 Manzanita Road, in Aspendell

Ryan

How kind of you to respond to my concerns.

I did read the Inyo County Short Term Rental Ordinance. I hope that as more owners decide to apply for permits that they will be as diligent as the Lozito's seem to be. Fire and safety are foremost on my mind in a remote area as Aspendell . Thank you again.

Sent from my iPad

> On Aug 9, 2019, at 4:21 PM, Ryan Smith-Standridge <[rstandridge@inyocounty.us](mailto:rstandridge@inyocounty.us)> wrote:

>

> Shirley,

> Thank you for your response. The Inyo County Short-term Rental ordinance requires Trash and recycling to be provided by the host/manager. It is required to be listed in the rules and the Lozito's have exceeded the requirement by including no trash or food is to be left outside. Curbside collection is not required by the ordinance. The Lozito's live 16 minutes from the site and this home will be utilized by them the majority of the time to get out of the summer heat or to ski in the winter . The Lozito's will be removing the trash upon the tenants leaving. I have attached a set of the rules that might answer any additional questions you may have.

>

>

> -----Original Message-----

> From: InyoPlanning

> Sent: Friday, August 9, 2019 8:18 AM

> To: Ryan Smith-Standridge; Cathreen Richards

> Subject: FW: "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO "

> ". . . located at 150 Manzanita Road, in Aspendell

>

> Hi Ryry

>

> -----Original Message-----

> From: Shirley Fischer [<mailto:trappedmom@hotmail.com>]

> Sent: Thursday, August 8, 2019 10:39 PM

> To: InyoPlanning

> Subject: "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO ". .

> . located at 150 Manzanita Road, in Aspendell

>

> I am concerned with the prospect of short term rentals as a whole in Aspendell, Ca. This community does not have trash pickup available unless it has been privately arranged. Any trash left out is not only unsightly, but a fire hazard and will attract unwelcome wildlife. I would hope that there are enforcements in place to require owners to provide the proper waste disposal instructions and appropriate garbage disposal.

> Shirley Fischer Aspendell Owner

> <0700\_001.pdf>

**Ryan Smith-Standridge**

---

**From:** Ryan Smith-Standridge  
**Sent:** Monday, August 12, 2019 9:03 AM  
**To:** 'jd4ever@dslextreme.com'  
**Subject:** RE: NO! On Short Term Rentals In Aspendell  
**Attachments:** 0705\_001.pdf

I apologize I forgot to attach the ordinance.

-----Original Message-----

**From:** Ryan Smith-Standridge  
**Sent:** Monday, August 12, 2019 8:56 AM  
**To:** 'jd4ever@dslextreme.com'  
**Subject:** RE: NO! On Short Term Rentals In Aspendell

Christine,

Thank you for your response. The Inyo County Short-term Rental ordinance addresses many of your concerns required to be listed in the rules. The Lozitio's live 16 minutes from the site and this home will be utilized by them the majority of the time to get out of the summer heat or to ski in the winter. . I have attached a set of the rules, and the ordinance that might answer any additional questions you may have.

-----Original Message-----

**From:** InyoPlanning  
**Sent:** Monday, August 12, 2019 8:39 AM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: NO! On Short Term Rentals In Aspendell

---

**From:** Christine Arendas [jd4ever@dslextreme.com]  
**Sent:** Sunday, August 11, 2019 10:20 AM  
**To:** InyoPlanning; Lenore Stein  
**Subject:** NO! On Short Term Rentals In Aspendell

To Whom It May Concern,

I am a property owner in Aspendell and member of The Aspendell Property Owners Association.

We property owners are overwhelmingly against short term property rentals in our peaceful, crime free and trash free community. A major reason why I bought property in Aspendell was because of the tranquillity which we could not achieve in a town like Mammoth as an example where there are many rentals and much noise. I know my neighbors. Short term rentals with people we do not know or trust leaves our properties open to trespassing and possible break-in since there are no fences or locked gates in our community, especially during winter months. A break-in or damage could occur and no one would be aware since Manzanita is primarily an empty street, most owners do not visit during the harsh winter months ( many owners are elderly).

Our cabin has already been a victim of a "Hole" from a BB gun fired through our upstairs window while we were not present.

Fire safety is also an issue in our community. Drunken party goers are not exactly responsible nor do they care or give a thought to fire prevention. I can just imagine firecrackers on the 4th of July. Major fire danger!!



Bill Wagner  
3020 E Cardinal St  
Anaheim, CA 92806  
bwagner8888@att.net  
Tel. (714) 579-7787

August 7, 2019

Planning Department  
168 North Edwards Street  
Post Office Drawer L  
Independence, CA 93526

Dear Manager:

I refer to your letter regarding Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO. This is regarding rentals in Aspendell for 30 days or less.

As owner of the cabin at 210 Alpine Drive in Aspendell, we request that you do NOT allow such short term (less than 30 days) rentals.

Should you want to contact me on this issue I can be reached at the above Anaheim contact information.

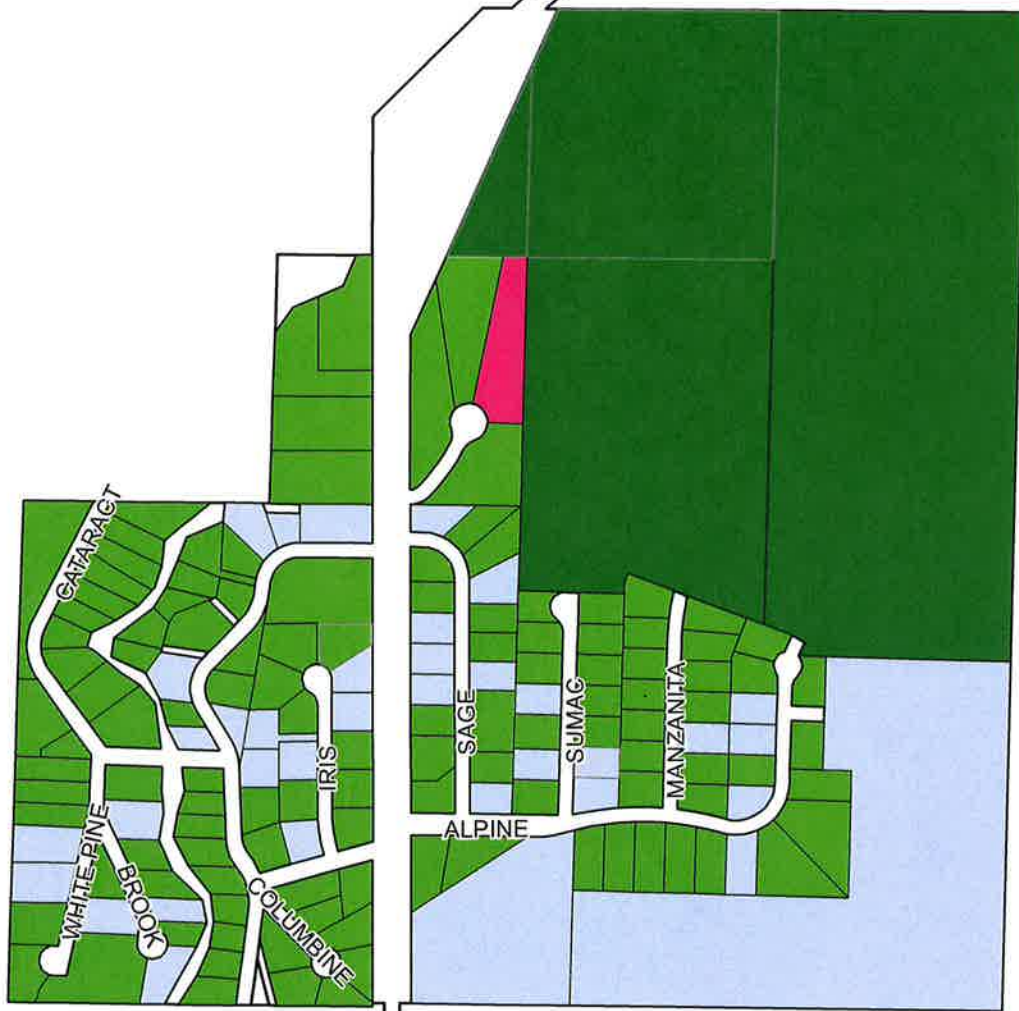
Thank you for sending your letter on this issue.

Sincerely,

  
William A. Wagner

# Residency

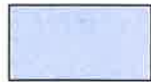
21



## Legend



74.21 % Not Full Time Residents



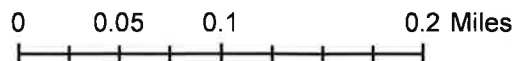
23.17 % Full Time Residence



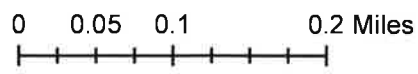
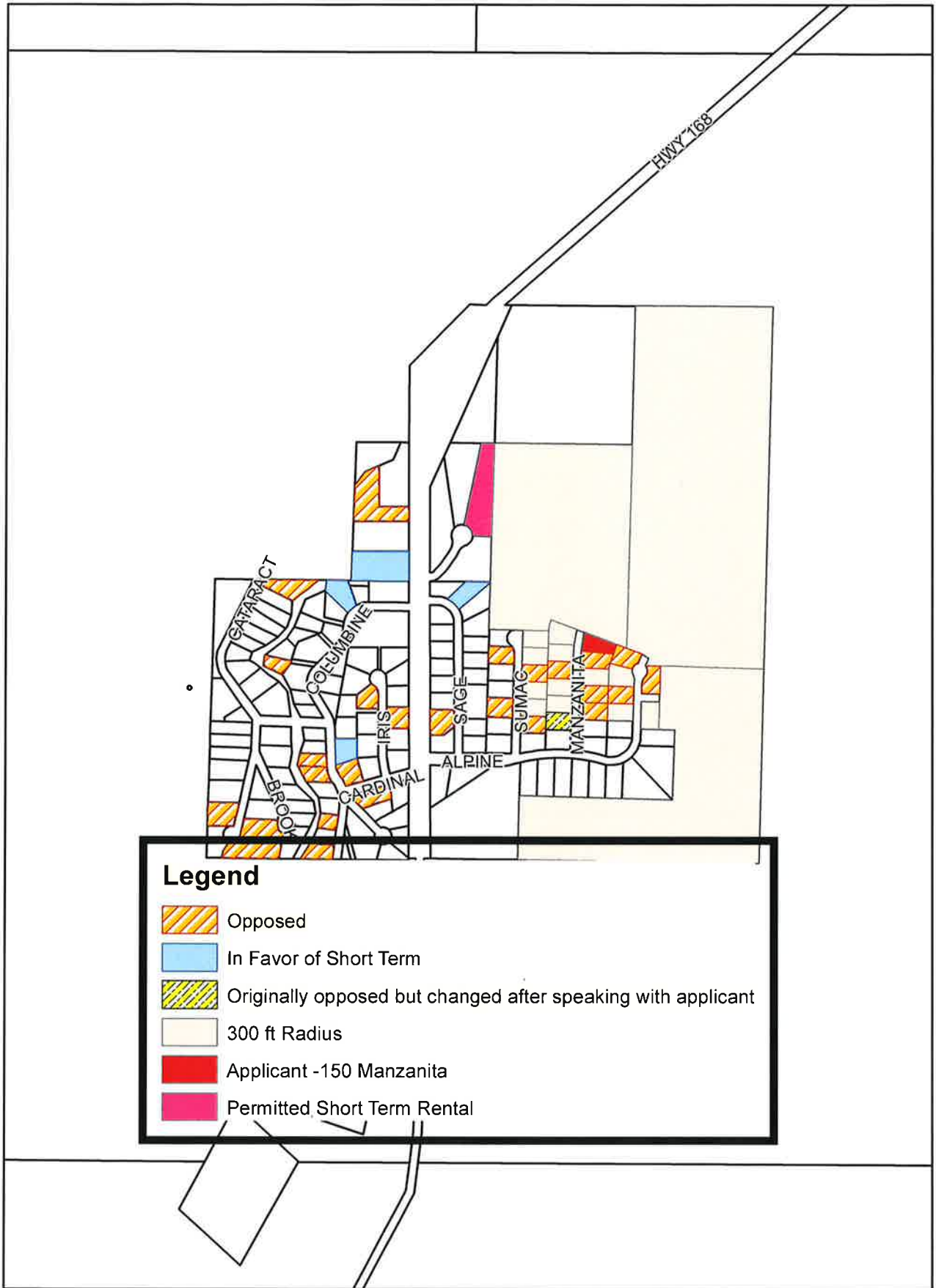
.62 % Permitted Short term rental



2 % Forest Service



# Presentation of opposition<sup>22</sup>





**From:** [Bruce](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** Re: Short Term Rental Permit No. 2019-07/LOZITO  
**Date:** Wednesday, August 28, 2019 5:29:36 PM

---

Hi -

Uncontrolled short term rentals are a problem. Some controls are a huge help in maintains peace and quiet. All we are asking is give peace a chance.

Have a great day!  
Bruce

On Aug 27, 2019, at 9:16 AM, Ryan Smith-Standridge <[rstandridge@inyocounty.us](mailto:rstandridge@inyocounty.us)> wrote:

Thank you

---

**From:** Bruce [<mailto:bruce.burnworth@gmail.com>]  
**Sent:** Monday, August 26, 2019 6:39 PM  
**To:** Ryan Smith-Standridge  
**Subject:** Re: Short Term Rental Permit No. 2019-07/LOZITO

Ryan -

I can't recall if I thanked you for the information.

I have been in contact with the applicants and I am confident they will be great hosts and good neighbors. They will be clearly communicating good neighbor expectations to their guests and be very responsive to concerns raised.

I fully support the approval of the application.

Have a great day!  
Thank you.

Bruce Burnworth

On Aug 19, 2019, at 11:59 AM, Ryan Smith-Standridge <[rstandridge@inyocounty.us](mailto:rstandridge@inyocounty.us)> wrote:

Bruce,  
Thank you for your email. The Lozities live 16 minutes from the site and this home will be utilized by them the majority of the time to get out of the summer heat or to ski in the winter. I have attached their rules and a copy of the notification that went out for their Approved hosted that lets the neighbors know who to get in touch with and informs neighbors of how to go about resolving issues. The approval letter is for the home in Bishop. Also, I have attached the Ordinance that can answer any additional questions you may have.

---

**From:** InyoPlanning  
**Sent:** Monday, August 19, 2019 9:23 AM  
**To:** Ryan Smith-Standridge; Cathreen Richards  
**Subject:** FW: Short Term Rental Permit No. 2019-07/LOZITO

Hi - I received this notice and support the application if specific commitments are made to the community. I understand this application is part of the County process to review applications for short term rentals. The process allows the community the tools needed so that the short term rentals are implemented in a careful and controlled manner to preserve the ambiance of Aspendell and other communities in Inyo County.

I have stayed at many Airbnb units and very much appreciate the Airbnb approach to short term rentals. I much prefer Airbnb over hotels because I feel like I'm part of the community I am visiting. Meeting neighbors while staying at an Airbnb is often a very memorable part of the stay.

Not only does the guest rate the host but the host also rates the guest. If the guest causes problems for the property or the community then the guest's reputation is documented so that other hosts can reject an unsatisfactory guest. This system works very well for the hosts, the guests and the neighbors. I understand VRBO/Home Away and likely others have similar approaches.

While I am opposed to uncontrolled short term rentals (think large groups and parties), I support controlled short term rentals where the guests are screened and rated by the hosts with input from the community. With a controlled short term rental program the neighbors are aware of the short term rental and can contact the host quickly and directly to alert them of problems. The host will be eager to address issues so that they can continue their short term rental.

Questions I have:

- How will the short term rental be managed? Airbnb? VRBO/Home Away? Other program?
- Will the owner have a local host that will care for the property and be available for contact from neighbors if there are issues? (Could be a good supplemental income for current residents)
- Is the owner available to hear and address concerns?

One of the main reasons I chose to have a place in Aspendell was the friendly people. I have discovered that not all owners are friendly (this is likely not a surprise). I very much appreciate the friendship and support that a small community like Aspendell can provide.

I would like to hear more about the specifics of how this particular applicant proposes to implement their short term rental. Let's talk

about commitments to the community and obtain commitments from the owner such as:

- short term rental through a program that includes host rating of the guests
- availability of a local host for contact from neighbors regarding concerns
- limits on number of guests staying at the property (for example no more than two per bedroom/loft and no more than 5 unrelated people total)
- no parties or outside guests beyond the specific people approved by the owner/host
- commitment from owner to continue the above and to also be available to address issues

If the host/owner do not fulfill their commitments to the community, I'd be glad to help stop this particular short term rental. The County ordinance provides for this type of review and possible revocation of the permit for non-compliance.

We can be a friendly community while still sharing it with caring quiet people. Let's get in place the program and commitments needed to allow us all to be friendly good neighbors to owners, local hosts and guests.

Thank you for listening and considering my comments.

Have a great day!  
Bruce Burnworth  
16675 W Highway 168  
Aspendell, CA

<Notice of Approved Hosted Short Term Rental - Final.pdf>

<0700\_001.pdf>

<code.pdf>

**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#); [Cathreen Richards](#)  
**Subject:** Opposition to Non-Hosted Short Term rental Permit No. 2019-07/LOZITO  
**Date:** Monday, August 19, 2019 9:28:06 AM

---

Lozito

---

**From:** Kevin Cammall [<mailto:kcammall@soltekpacific.com>]  
**Sent:** Thursday, August 15, 2019 7:08 PM  
**To:** InyoPlanning  
**Cc:** [camboys3@att.net](mailto:camboys3@att.net)  
**Subject:** Opposition to Non-Hosted Short Term rental Permit No. 2019-07/LOZITO

Dear Sir / Madam,

I am writing this e-mail to express my objections to the County to allow a permit for a Non-Hosted Short Term Rental at 150 Manzanita Road. I own the home at 113 Manzanita and opted to build in Aspendell in lieu of other locations due to the serenity and beauty of the location, and more particularly because the location is NOT Mammoth, Big Bear, or some other similar resort area where visitors stay and party. My plan is to live full time in Aspendell upon my impending retirement in two years and I would prefer that the area remain as it currently is.

In my recent experience, Non-hosted Short Term Rentals such as Air BNB (three of which have sprouted up across the street in my southern California home) are a bane to the neighborhood for several reasons, including:

- The renters who use Air BNB are on vacation, and they party loudly and late, often stumbling in at 2:30am. This is particularly problematic especially when we are awakened in the middle of the night and have to get up early the next day for work.
- The late night partying and loud music forces me to call the police to come and shut down the noise. When this type of noise occurs in Aspendell, it will be exacerbated by the quiet of the neighborhood which in turn will lead to complaints filed with the Inyo County Sherriff's Department. Considering the Department's limited resources, their response to the calls will be time consuming and costly while at the same time straining resources that unequivocally should be available to respond to more pressing or serious offenses.
- Air BNB renters are messy and leave their trash in and around the property. Trash pickup in Aspendell is weekly for those that pay for removal services; those that do not pay for the service must take their trash (before closing time!) to the Bishop Dump. It is unrealistic to believe that short term renters will perform this. This is very concerning, especially in light of the native fauna that likewise cohabitate in Aspendell.
- Renters don't have "skin in the game" and therefore do absolutely nothing to maintain the property; therefore many such properties become run down (especially if the owner, who may actually live well away from the property they rent, does not regularly visit the property to perform necessary upkeep and maintenance). This can lead to an overall devaluation of properties in the area, which in turn will affect the County through a significant reduction in collected property taxes.

Additionally, CC&Rs were drafted years ago for the Aspendell community and are part of home owner's purchase contract. The CC&Rs spell out many things like the setback of structures within a

property's boundaries, structure heights, no trailers, etc. The CC&Rs also prohibit property owners from enabling their use as short-term rentals; this statute was meant as a means of keeping the neighborhood's charm and allure intact. I query if the County has the legal precedence to bypass / nullify the neighborhood's established CC&Rs?

In conclusion, I respectfully request that the County consider the points I have presented here and deny issuing a permit for the Non-Hosted Short Term Rental at 150 Manzanita Road. I believe the County should deeply consider and prioritize the concerns of the majority of the residents of Aspendell who are opposed to short-term rentals in lieu of one or two individuals looking to make a profit. And one last point to consider – the beautiful Sierras and Whites in Inyo County show many scars from selfish profiteers who exploited these beautiful places strictly for personal gain. It seems that once again someone is selfishly trying to make money off a resource to the detriment of the majority and with little concern for the ramifications of their what their actions will have on what will occur in the future.

Respectfully submitted,

**Kevin M. and Arcelia D. Cammall**

113 Manzanita Road, Aspendell, CA 93514 / (619) 417-2257

**IMPORTANT: This email is intended for the use of the named addressee(s) only and may contain confidential or proprietary information. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your computer. If you are not the named addressee(s) you should not disseminate, distribute or copy this email. Disclosing, copying, distributing or taking any action in reliance on the contents of this email is strictly prohibited.**

**Tom Schaniel**

---

**From:** InyoPlanning  
**Sent:** Wednesday, August 28, 2019 8:17 AM  
**To:** Tom Schaniel  
**Subject:** FW: Non -Hosted Short Term Rental Permit: 150 Manzanita Road, Aspendell

---

**From:** Gary Rainwater [gerainwater@msn.com]  
**Sent:** Wednesday, August 28, 2019 7:24 AM  
**To:** InyoPlanning  
**Subject:** Non -Hosted Short Term Rental Permit: 150 Manzanita Road, Aspendell

Please note that I am opposed to issuing a short term rental permit for 150 Manzanita Road in Aspendell.

As an Aspendell homeowner. My Aspendell home is a second home that I use as much as possible. I enjoy the serenity of the Aspendell development. I do not wish to change the neighborhood friendly, non-commercial atmosphere in this quiet, secure neighborhood. All Aspendell homeowners that I encounter give a high priority to their privacy and use of their property, even if it is a second home.

I believe current county regulations requiring a 30 day minimum rental period are adequate and reasonable and should not be changed. Approval of the proposed waiver has both short term and long term negative implications. It would immediately impact the serenity, privacy and security homeowners now enjoy and have enjoyed for many years. For the longer term, approval of this increase would attract a different type of potential buyer who could be primarily looking for an 'income investment' property rather than a long term quiet neighborhood environment for enjoyment and retirement.

The negative aspects of approving this waiver far outweigh the advantages and convenience of one property owner.

Gary Rainwater  
153 Iris Drive, Aspendell  
Owner  
805 443 6065

Sent from [Mail](#) for Windows 10



**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: NON-HOSTED SHORT TERM RENTAL PERMIT NO. 2019-07/LOZITO  
**Date:** Wednesday, September 4, 2019 7:57:52 AM

---

Hi Ryry;  
 This is for you

*Smile,*

*Paula,*

*Planning, ext 0263*

*priesen@inyocounty.us*

Be kind, for everyone you meet is fighting a hard battle.

**Plato (427 BC - 347 BC)**

**From:** SARAH RODRIGUEZ [mailto:sark@sas.upenn.edu]  
**Sent:** Tuesday, August 27, 2019 12:24 PM  
**To:** InyoPlanning  
**Subject:** Re: NON-HOSTED SHORT TERM RENTAL PERMIT NO. 2019-07/LOZITO

Please see forwarded message below . . .

On Tue, Aug 27, 2019 at 12:17 PM Janis Rodriguez <[rodriguezjanis@yahoo.com](mailto:rodriguezjanis@yahoo.com)> wrote:

Dear Planning Commission:

We have owned a vacation house in Aspendell since 2008. We are strongly opposed to granting this permit. Allowing short term rentals to strangers in Aspendell is a bad idea. It's not like town. Aspendell is a very small community sitting on an inholding surrounded by national forest. In fact, It is the highest altitude community in California! It is comprised of individual owner occupied residences. With the exception of Cardinal Village down the road a ways, our community is totally non commercial - no grocery store, no gas station or business of any sort. Ours is a quiet, remote and fragile community. Only about 10% of the owners are full time residents. We are 17 miles up a single, winding mountain road from Bishop. We worry about fire all the time and we are extremely careful and diligent to protect our environment. If residents were trying to evacuate while fire trucks were trying to come up it would be a real disaster. Unlike Mammoth we have no real bear problem because everyone's careful to leave no food or trash out. We have no emergency resources near by such that we were required to form a volunteer fire dept. with the folks who are here and available.

It is wrong headed and a dangerous proposition to allow short term non hosted rentals in Aspendell. Many of the houses are good size and can be rented to a large number of guests, increasing the impact. Owners are asking between \$156 and \$279 a night. One house advertises it sleeps 10. When we bought our house it slept 18. The more can sleep the more they can charge. You can see the potential of Aspendell houses becoming cash cows

for their owners. They might even be bought as no host short term rentals by investors. I Understand the county argues that by allowing these rentals they will now be regulated to mitigate the obvious dangers this brings to our community, activities like bonfires, disposing of hot coals, trash and food left out attracting bears, and the problems a “party house” creates with noise, etc. Trouble is, the rules and regulations look nice on paper but there is no procedure to monitor, inspect and enforce the regulations. It is NO HOST The county is relying on the neighbors and residents in Aspendell to “snitch off“ any violations they observe or even to go over and attempt to police. That won't create a very neighborly, peaceful atmosphere. When homeowners come up for a vacation it'll be left to them along with full time residents to monitor the rentals and deal with the problems,

Allowing short term, non hosted rentals is an attack on the quiet, peaceful character of Aspendell and the safety of everyone.. For the benefit of some who want to use their house as a money machine our entire community is put at risk by a series of strangers coming up who may not fully appreciate where they are and their responsibilities. Further, homeowners should not be put in the position where they have to decide to act as snitches when rules and regulations are not followed, or just allow violations to occur putting everyone at risk. There's just no way for the applicant or the county to guarantee the rules and regulations are followed, cause it's NO HOST.

Aspendell should be exempt from the ordinance that allows these type of rentals. Homeowners through the years have fought to keep the community residential. Most homeowners didn't know about the ordinance passed last year or the applications for permits since notice is only given to those residences within 300 feet! These matters affect the safety of the entire community and every homeowner should have received notice. The additional risks to our community, particularly from fire, from no host rentals far outweighs the “for profit” desire for the applicant.

We request that this permit be denied.

Respectfully,

Janis and John Rodriguez

**Tom Schaniel**

---

**From:** InyoPlanning  
**Sent:** Wednesday, August 28, 2019 8:17 AM  
**To:** Tom Schaniel  
**Subject:** FW: Non-hosted Rentals in Aspendell

---

**From:** Sandy Josephson [cbnflk@sbcglobal.net]  
**Sent:** Tuesday, August 27, 2019 7:04 PM  
**To:** InyoPlanning  
**Subject:** Non-hosted Rentals in Aspendell

8/27/19

As a property owner in Aspendell, it is of great concern that The Inyo County Planning Commission allow any non-hosted rentals in the community of Aspendell. I purchased my Aspendell property in the year 2000. At the time, the community had integrity, beauty and a sense of quiet and peacefulness that continues today. My family and I have grown to love and cherish my property, more and more with each passing year. It is my feeling that any non-hosted rentals in the community would degrade the beauty, integrity, quiet and peacefulness of the area.

Please do NOT allow any non-hosted rentals in Aspendell.

Respectfully,

Sandra Josephson

143 Sumac Rd.  
Bishop, CA 93514  
(805) 522-4769

Mr. and Mrs. Earl Lawson  
19628 Pine Valley Avenue  
Northridge, CA 91326

August 22, 2019

Inyo County Planning Department  
P.O. Drawer L  
Independence, CA 93526

Attention: Non-Hosted Short-Term Rental Permit 2019-07/LOZIFO

To Whom It May Concern:

We have been advised that a neighbor located a 150 Manzanita Road, in Aspendell, is trying to obtain a Non-Hosted Short-Term Rental for their property. As we also have property (119 Sumac Road) in the area and do not wish to have the problems that unsupervised rentals bring or any kind of rental as a matter of fact. This area is a small and a sleepy community. People have bought in the area for this reason to get away from the Big Cities, Traffic and Noises. Please do not allow this ruling for the permit to go through. We oppose the plan for Non-Hosted Short-Term Rentals. If you do allow it, it will make many people unhappy plus it will really ruin a beautiful little community.

About five year ago Aspendell had a problem with Developers and Realtors they wanted to change the zoning and develop the area with Hotels, Spa and other dwellings. The Community got together and we/they proved to the court that there would be a influx of noise, traffic, pollution, trash and riffraff that we do not need to contend with in the community. At that time the court voted against the rezoning. If you pass this project that would only helps the Developers to get their foot in the door and take over our lovely community.

Please help us to keep Our Community quiet, small and beautiful.

Sincerely,



Deanna and Earl Lawson

Inyo County  
Planning

AUG 26 2019

RECEIVED

3515 Chuparosa Drive  
Santa Barbara, CA 93105  
23 August 2019

Inyo County Planning Department  
P.O. Drawer L  
Independence, CA 93526

Dear Planning Department,

Re: Opposition to Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO

I have owned a vacation home in Aspendell for 15 years and am opposed to allowing short-term rentals in the area.

My neighbors and I treasure our beautiful mountain community. We especially value the tranquility and our shared responsibility to protect the wildlife and remote surroundings.

We have all see the negative effects of short-term rentals in other communities: noise, carelessness and lack of respect for the area. This would be even more serious in a sensitive mountain community with wildlife, extreme weather conditions, and neither police presence nor trash service.

I recognize that homeowners have rights in their property but those rights should not be allowed to negatively affect an entire community.

Thank you for your service to our county and for taking the time to read this letter.

Sincerely yours,



Robin Rickershauser  
[robinrick22@gmail.com](mailto:robinrick22@gmail.com)

Primary residence and mailing address:  
3515 Chuparosa Drive, Santa Barbara, CA 93105

Aspendell home:  
16621 W. State Highway 168, Bishop, CA 93514

Inyo County  
Planning

AUG 26 2019

RECEIVED

August 23, 2019

To:

Inyo County Planning Dept. PO Box Drawer L, Independence, CA 93526  
Inyo County Planning Department

Concerning:

Non-Hosted, Short Term Rental Permit No 2019-07/Lozit

We are writing to inform you we are completely opposed to the approval of this short term rental Permit being granted.

We purchased our property on Sumac Road in Aspendell over 30 years ago and started building our home on it on 1988. We also purchased the lot above ours for increased views and privacy. The reason we bought our property was because of the quiet, small mountain community so our family could enjoy and appreciate the beauty and wildlife. We were very familiar with the Eastern Sierras and chose the Aspendell community for these reasons.

We know that short term rental guests to the area do not have the same vested interests in protecting and maintaining the pristine environment that we are fortunate to share with our neighboring property owners. Our concerns include the high fire danger precautions that property owners are trained in using to protect our homes, and also the trash, noise and traffic of visitors' parties and activities. There are many beautiful campgrounds and rental facilities that will accommodate visitors without the property supervision and training of protecting our area that community Homeowners participate in. We attend association meetings annually to access information and training about the specifics of our limited water system, resources to deal with fire, avalanches, emergency services and more. This is very specific knowledge required for our homesites. For example, renters in the community would not realize that emergency services (police, paramedics, fire) are at least 30 minutes away, IF available.

Finally, we are concerned that granting this permit will permanently alter the wild environment of this community. While Aspendell homeowners enjoy and protect the environment of the wildlife that visit our property on a daily basis, renters would consider the property simply a base from which they could go to visit other sites and fish, party late at night, and not be constricted by respect for speed laws, fire dangers and conservation of this very small secluded area.

We request that at least a minimum of 60 days for rentals is required, and that only with the terms that the property owner provides some constant monitoring to guarantee that tenants adhere to Aspendell community's curfew, noise, fire prevention and trash community standards.  
Please do NOT grant this permit.

Sincerely yours,

Daniel Turko (property owner) , Dorothy Maxine Turko (property owner)

Kathleen Dell'Aquila (daughter)

4827 El Sereno Ave., La Crescenta, Ca, 91214

[Dellmail@aol.com](mailto:Dellmail@aol.com)

[DanMax1729@hotmail.com](mailto:DanMax1729@hotmail.com)



Michael Bryan  
 131 Osage Moon Rd.  
 Bartlesville, OK 74003  
 August 26, 2019

Inyo County Planning Department  
 168 North Edwards Street  
 Post Office Drawer L  
 Independence, California 93526

Re: Response for Public Hearing – Non-Hosted Short-Term Rental Permit. 2019-07/LOZITO  
Public Hearing Wednesday, August 28, 2019

Dear Inyo County Planning Department:

This letter is in response to the Public Hearing Notice regarding the Application for Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO. I support the Inyo County Planning Department's approval of the subject Non-Hosted Short-Term Rental Permit. I own property at 110 Sage Drive in Aspendell.

When I was in my teens, I was invited by a childhood friend, who lived in Bishop, to go hiking, backpacking and fishing in the Sabrina Basin. This introduction to the beauty of the Sierra's was a significant milestone in my life. Later, I brought my wife and children to experience the beauty of mountains and lakes near Aspendell and then introduced numerous friends to backpacking in the Bishop Pass/Sabrina Basin areas. I would hate to see ordinances or actions that would deter or hinder the ability for people to rent their property for short term stays to people like my family and friends that have a true appreciation for the beauty of nature and respect for their neighbors. Please approve the subject permit.

I believe that Ordinance No. 1224 provides appropriate protection to the Aspendell community and the surrounding area. I also believe that un-hosted short-term rentals can be managed through an Airbnb type arrangement that allows the owner to be selective of who they rent to. It makes sense that most people who would rent their homes for a short-term rental would also want their homes and neighbors to be well treated and respected. Please don't let resistance by a few Aspendell property owners deter you from approving this permit. We will always have people who want to keep "outsiders" away and spread unrealistic messages of fear to further their agenda's. Please don't let these messages deter you from approving the subject permit and allowing more people to experience the beauty of Inyo County.

Sincerely,



Michael Bryan – 110 Sage Dr., Bishop (Aspendell)

Robert W. And Lenore Stein  
 124 Manzanita Dr  
 Aspendell, CA 93515

August 24, 2019

Inyo County Planning Dept.  
 PO Box Drawer L  
 Independence, CA 93526

Inyo County Planning Department

Ref: Non-Hosted, Short Term Rental Permit No 2019-07/Lozito

This letter is being submitted to inform you we are adamantly opposed to the approval of the Referenced Permit being granted.

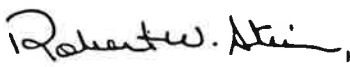
We live on Manzanita Rd in Aspendell and have owned our home for almost 30 years. The reason we bought our home is because of the serenity, beauty, quiet, wildlife, and rural living in this community. It is a unique area and it would be an atrocity for it to be destroyed by short term renters going in and out, having parties, campfires (I've seen this), throwing trash around (there is NO trash service in our area), people exceeding the speed limit up and down the streets (we have already witnessed this happening).

Trying to call for the owner or a Sheriff if there is a problem at 2 or 3 am will just not be a viable solution since Bishop is at about 30 minutes away. Note: Someone has recently tried to call for assistance regarding a noisy, out of hand party and the Sheriff would not assist. How will the Sheriff's office prepare to have enough employees on hand to manage short term rentals in Aspendell if they don't know how many rentals there will be at any given time? Due to the remote area of Aspendell, it's difficult to even provide fire protection and we've had to put in our own fire hydrants and get a fire truck to protect ourselves! Has this issue been addressed in any way? Residents would be basically left to handle problems alone with no support. Clearly, the residents desires in Aspendell are NOT being considered with this type of rental being permitted in a remote area!

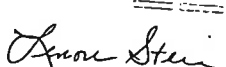
The application that was submitted says the owner lives 15 minutes away. We're not sure where that would be since Bishop is at least 20-30 minutes away. Also, the map drawing on the permit request doesn't appear to be accurate. Has this been verified by the county?

Granting this permit will completely destroy the uniqueness of Aspendell and lower our property value as well. This is a very small, quiet, exclusive community which is the reason we bought a home in Aspendell instead of Mammoth! There are plenty of campgrounds where people can camp for various periods of time and enjoy the mountains if desired as well as four rental facilities (Parcher's Resort, Cardinal Lodge, Bishop Creek and Hybeggar's) for renters to utilize. We do NOT need more rentals!

A minimum of 30 days for rentals is requested. PLEASE do NOT grant this permit.



Robert W. Stein



Lenore Stein

Robert and Susan Steele  
PO Box 592  
Inyokern, CA 93527  
142 Manzanita Road  
Bishop, CA 93514

August 25, 2019

Inyo County Planning Department  
PO Box Drawer L  
Independence, CA 93526

Ref: Non-Hosted, Short-Term Rental Permit No. 2019-07/Lozito

Encl 1 – List of Opposed Homeowners with Lot Numbers

Encl 2 – Map of Nearby Property Owners Opposed to Application

The purpose of this letter isn't to contest short-term rentals throughout Inyo County, we realize that discussion is over for now with the 2018 change in the ordinance. This letter is to ask the commission to consider this specific short-term rental, and its effects on the atmosphere, safety and security of the local neighborhood, and to consider the suitability of Aspendell for non-hosted short-term rentals.

Aspendell has a long history of no short-term rentals. The original CCRs for Tract 2 (applicable to the application) specifically prohibited commercial use of properties. These CCRs were in effect until at least 1997. During the public hearings on the formulation of the ordinance, no workshops or public meetings were held in Aspendell. Why is that? There is overwhelming sentiment in the Aspendell community against short-term rentals. Additionally, in a relatively short amount of time since we were informed of the hearing, over 30 property owners have committed as opposed to this short-term rental (Enclosure 1).

We purchased this house specifically in this location because it is a cul-de-sac, near the end, and far from the highway. The end of this cul-de-sac borders forest service land and a beautiful meadow. Peace and quiet are of utmost importance to our enjoyment of our home. Owners of property in Aspendell have many reasons for being there, but one rings true with virtually all – it is a peaceful environment. Short-term rentals are not conducive to a peaceful environment.

We purchased our house in 2008. The average length of ownership in our immediate neighborhood is well over 15 years. The turnover is low and we are a close-knit group. Everyone knows each other and watches over each other's houses. 100 percent of contacted owners in the immediate neighborhood oppose this short-term rental (Enclosure 2). Think about that – 100%. The applicants have no investment in the community of Aspendell, other than the purchase price of this property.

Unlike other areas in the county, the lots in Aspendell are quite narrow, and houses close together. Good neighbors understand this and keep the noise respectful. Renters, especially short-term are far more unlikely to understand, nor to care about, the peaceful atmosphere of our neighborhood. The north wall of our house is a mere **40 feet** from the south wall of the applicants' house. The ordinance

## Aspendell Rental Permit Opposed Listing

1. Billings, Barbara and Jerry 2-1
2. Cammal, Kevin and Arcelia, 2-16
3. Turko, Dan and Maxine, 2-10, 2-11
4. Veenker, Jody 2-26
5. Stein, Bob and Lenore, 2-25
6. Steele, Bob and Susan, 2-23
7. Edmondson, Betty, 2-19
8. Caddoo, Bob and Kathy, 2-34
9. Duskocil, Brad & Jill, 2-20
10. Cornett, Hugh & Toni, 2-32
11. William & Margaret Wagner, 2-35
12. Pam & Larry Pasco 3-18
13. JoAnne Schneider, 1-41
14. Shirley Fischer, 1-53
15. Shelley Thompson, T-1
16. Brian Nix, 2-40
17. Ellen Evans, 2-14
18. Olivia Ower, 2-9
19. Tim & Charlene Reed 1-83, 1-84
20. Pam Tuey, 1-57
21. Jeanette Schneider 1-42
22. Cynthia McCarthy 3-14, 165 Iris Drive
23. Jim & Terry Pollack, 1-38
24. Brandon & Jennifer Lucore, 1-17, 175 Columbine
25. Carolyn Sue & Tom Theisen, 1-62, 180 Cardinal Rd.
26. Steve Young, 2-2
27. Jack Van Vonderan, T-2
28. Ellen Evans 2-14
29. Scott Volmerding 1-82
30. Earl & Deanna Lawson (Sumac) 2-3
31. Ron and Joy Shreves, 3-7
32. Jon and Tess Cruz, 1-1
33. Robin Rickershauser RW-2
- 34.





39

Opposed

Opposed

Opposed

Opposed

Applicant

Opposed

Vacant -  
For Sale

Opposed

Opposed

Manzanita Rd

Opposed

Opposed

Opposed

Opposed

Opposed

Sumac Rd

Opposed

Opposed

Opposed

Opposed

Opposed

Sage Dr

Sage Dr

Opposed

Sage Dr

Alpine Dr

Alpine Dr

168

168

168

Alpine Dr

Alpine Dr

**From:** [Bob Steele](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** RE: Request for Information on Lozito Short-term Rental in Aspendell  
**Date:** Thursday, August 8, 2019 11:02:59 AM  
**Attachments:** [image001.png](#)

---

Ryan,

Thank you for the information. What I can tell from the statistics on numbers of permits applied for, and denied, that the meeting is nothing more than a vent session for those of us who don't want this to happen in our neighborhood. The commission will rubber stamp any lawfully applied for permit. I guess I don't see a point to having a public meeting as part of the approval process. I can tell you that there is overwhelming desire not to have short-term rental in my neighborhood, but I guess that won't matter.

Bob

**From:** Ryan Smith-Standridge <rstandridge@inyocounty.us>  
**Sent:** Thursday, August 08, 2019 8:57 AM  
**To:** bobsteelephoto@gmail.com  
**Subject:** Request for Information on Lozito Short-term Rental in Aspendell

Bob,

Good Morning thank you for your inquiry. The short-term Ordinance does require a hosted rental before applying for a non-hosted. The Lozito's met this requirement when they applied for a hosted at 403 Mount Tom. The applicants provided all the requirements and the Planning Director Approved Permit H-STR-2019-10 June 28, 2019. The Cost of a Non-Hosted is \$1250, and the Hosted is \$350 and these are a deposit only. If the costs for processing the application exceeds the amount of the deposit, the applicant will be responsible for payment of additional monies to cover the cost of processing. Currently only one permit has been denied due to large amount of complaints of operating without benefit of a permit. The public hearing is open to everyone, and offers the opportunity to express one's opinion about the project and The Planning Commission take that into consideration before voting.

Thank You,

Ryan Smith-Standridge  
Assistant Planner  
(760)878-0263





Robert & Kathern Caddoo  
215 Alpine Drive, Bishop, CA  
760-920-7793

August 24, 2019

Inyo County Planning Dept.  
P.O. Drawer L  
Independence, CA 93526

Re: Non-hosted short-term rental permit no. 2019-07/Lozito

My wife and I own the home located at 215 Alpine Drive in Aspendell. Our property is adjacent to the 150 Manzanita Rd property that is the subject of the short-term rental permit application.

We would like to go on record as being definitely opposed to this or any other short-term rental permit application in our area and request that this short-term rental not be allowed.

Should you have any questions we can be reached at 760-920-7793 or [rhcaddoo@yahoo.com](mailto:rhcaddoo@yahoo.com).

Sincerely,



Robert Caddoo



Kathern Caddoo

Inyo County  
Planning

AUG 26 2019

RECEIVED

**Short Term Rental Permit No. 2019-07/Lozito**

Robert Caddoo [rhcaddoo@yahoo.com]

Sent: Saturday, August 24, 2019 8:27 AM

To: InyoPlanning

August 24, 2019

Inyo County Planning Dept.

P.O. Drawer L

Independence, CA 93526

Re: Non-hosted short-term rental permit no. 2019-07/Lozito

My wife and I own the home located at 215 Alpine Drive in Aspendell. Our property is adjacent to the 150 Manzanita Rd property that is the subject of the short-term rental permit application.

We would like to go on record as being definitely opposed to this or any other short-term rental permit application in our area and request that this short-term rental not be allowed.

Should you have any questions we can be reached at 760-920-7793 or [rhcaddoo@yahoo.com](mailto:rhcaddoo@yahoo.com)

Robert Caddoo & Kathern Caddoo

## Short Term Non-hosted Rental Permit # 2019-07/Lozito (Aspendell)

Terry Pollock [tpollock46@yahoo.com]

Sent: Saturday, August 24, 2019 12:35 PM

To: InyoPlanning

Planning Dept.  
168 N. Edwards St.  
Post Office Drawer L  
Independence, CA 93526

Regarding: Permit # 2019-07/Lozito

As property owners of 263 White Pine Rd. Aspendell CA 93514 we would like to strongly voice our opposition to the permit requested before the planning dept labeled Permit # 2019-07/Lozito. As in the previous concerns that were placed before the planning commission regarding short term rentals in our community of Aspendell we also opposed it.

Aspendell is a unique community of permanent homeowners who have spent years retaining the quiet peaceful atmosphere where families can spend time enjoying not only each other but the beautiful wildlife and environment. These were the reasons most of us invested life savings to build houses in this protected community, not to be involved in an area where weekenders or party goers can drop in for a couple of days with increased traffic, more noise, and more disregard for the cleanliness of the area.

As homeowners in this community we strive to keep our community clean, fire safe, peaceful and an area where we look out for each other. If a fisherman wants to spend a couple of days fishing the beautiful lakes that are in the high sierras, they can stay in Bishop or even Cardinal Lodge Resort which is in Aspendell, not private homes. We do not want to see homes become "motels" where people come into the area with only their short term gratification the issue, and then more often than not we have to listen to their noise, worry about their poor fire knowledge regarding outside fires, and then have to clean up the mess they leave behind. Our investment is not short term, it is a financial and personal commitment that runs all year long. Please refuse this permit and do not open the door to what will be a situation that will grow larger and change the quality of life in our small community forever.

Thank you,  
James and Terry Pollock  
263 White Pine Rd  
Bishop, CA 93514 (Aspendell)  
805-953-9711 (mobile)

**Non Hosted Short-Term Rental Permit No. 2019-07/Lozito**

John C Hedges [jchedges48@gmail.com]

**Sent:** Sunday, August 25, 2019 6:16 PM

**To:** InyoPlanning

Sent from Mail for Windows 10

I support short term rentals with certain provisos; limits on the number of guests, no parties and an available point person either owner or local contact. Had not my parents been able to rent four different Aspendell cabins over an 18 month period 51 years ago I am confident they would not have bought the lot and built our treasured cabin.

John and Marsha Hedges  
220 Columbine Dr

**Ryan Smith-Standridge**

---

**From:** InyoPlanning  
**Sent:** Monday, August 26, 2019 8:33 AM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO"

---

**From:** Shirley Fischer [trappedmom@hotmail.com]  
**Sent:** Sunday, August 25, 2019 10:33 PM  
**To:** InyoPlanning  
**Subject:** "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO"

As a property owner in Aspendell I wish to object to the allowance of any additional short term rentals in this small remote community. I feel that our very safety is at stake if short term non hosted rentals are allowed to continue. We live in a community where police, fire and medical responses are many miles and many minutes away. Because of this I am sure that most, if not all home owners are more careful, more alert and more aware of all that surrounds them. The fire danger in Aspendell is a real threat that makes us all think about fire safety. The wild life needs to be left alone, respected and not fed. Short term renters can not have the same sense of responsibility to the community that people who have made it a priority when they are here to keep it safe. Please do not approve any additional short term rentals in Aspendell Shirley Fischer

Sent from my iPad

**short term rental**

shebac199@aol.com

**Sent:** Friday, August 09, 2019 6:19 AM

**To:** InyoPlanning

My husband and I live at 199 Alpine Drive in Aspendell and we are opposed to the short term rental at 150 Manzanita. We have had this problem before and had opposed it at that time.

Sincerely,

Hubert and Antoinette Cornett  
199 Alpine Drive  
Aspendell



J and J Schneider  
280 White Pine Road  
Bishop, CA 93514

August 19, 2019

Inyo County Planning Department

**RE: "Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO"**

Dear Members of the Planning Department,

We are against any permits for short term rentals in Aspendell.

This opinion is based on several issues:

- 1) **Disruption:** Such rentals are disruptive for the community's residents. It has been our experience elsewhere, and is the experience of friends outside of Aspendell whose properties are adjacent to rentals, that short term renters often are disrespectful of others, e.g. loud music, raucous behavior, often late into the night. Disregard for the rental rules is common. Law enforcement is at a considerable distance in Aspendell. Short term renters have created significant difficulties in Aspendell in the past. People live in Aspendell for its peace and beauty. No one wants to deal with untoward behaviors by renters, either in direct interaction or contact with law enforcement. We recognize that not all individuals who rent homes on a short term basis are disruptive; unfortunately it is the one irresponsible individual who creates difficulties and risk that must be considered.
- 2) **Fire Hazard:** We are members of the Aspendell South Fork Volunteer Fire Department and as such we are well aware of the fragility and inherent danger of fire in our community, over ½ an hour away from professional fire fighting services. People renting here have no vested interest in protection of the home from fire or other dangers. Inappropriate behavior, or simple lack of awareness of the fire danger here jeopardizes not only the rental property but the entire community. Again, all too often rules are disregarded.
- 3) The short term rental issue has been the subject of discussion by community members in the past. The decision not to allow short term rentals was made chiefly on the basis of protection of our beautiful area and the homes built here. We hope that this decision will be honored.

Thank you for your consideration on behalf of the well-being of Aspendell and its inhabitants.

Jeanette Schneider

Joanne Schneider

## Ryan Smith-Standridge

---

**From:** Jeanette Schneider <sierrabearden@earthlink.net>  
**Sent:** Monday, August 26, 2019 8:15 PM  
**To:** Ryan Smith-Standridge  
**Cc:** sierrascouts  
**Subject:** Re: Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO

Thank you for your message. Our opinion re: this permit stands. As long term full time residents, we are sure that the Lozito's are quite aware of the difficulties in terms of fire protection, disposal of garbage etc. This is a community that is fragile in terms of emergent situations. The volunteer fire dept. has responded to folks for whom the altitude was an issue. We are a small group and do not wish to overextend our commitments.

Fire caused by an irresponsible renter, who has no vested interest in the safety of the community could be absolutely devastating for those of who live here and cherish Aspendell. We have invested a great deal of time, heart and indeed money in our property and community- again an irresponsible and/or uninformed renter could wipe this away in a moment. Aspendell could and should be considered a unique area deserving of preservation, vulnerable to those without vested interest.

While the Lozito's live close by, do they expect that the neighbors will contact them should there be issues? That would place undue burden on neighbors.

For the overall good of the community, this permit should not be granted.

We would hope that the Lozito's would carefully consider all the concerns expressed by residents and not pursue this permit further. We would also hope that they consider that as part-time residents, they have another home. For full time residents, these are our homes. There is a difference which deserves their consideration.

Jeanette and Joanne Schneider

-----Original Message-----

**From:** Ryan Smith-Standridge  
**Sent:** Aug 21, 2019 3:24  
**To:** "sierrabearden@earthlink.net"  
**Subject:** Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO

Thank you for your response I will add them to the file. The Lozito's are long time Inyo County Residents that live 16 to 18 minutes away in West Bishop. The applicants intend to speak with potential renters regarding the rules prior to allowing the renter to utilize their Mountain Cabin. The Lozito's have expressed no desire to have long term rentals because they intend to use the Cabin the Majority of the time to keeping out of the summer heat and ski during the winter. I have included a copy of the submitted rules and the applicant is more than willing to discuss any questions you may have. They are leaving for a backpacking trip today or tomorrow and won't be back until the Planning Commission Meeting. I have also submitted a copy of the ordinance should you have any questions regarding the code.

Ryan Smith-Standridge  
 Assistant Planner  
 (760)878-0263



## Ryan Smith-Standridge

---

**From:** Ryan Smith-Standridge  
**Sent:** Wednesday, August 21, 2019 4:18 PM  
**To:** 'bettyvedmondson@gmail.com'  
**Subject:** RE: Aspendell, Short -Term Rentals  
**Attachments:** code.pdf; 0700\_001.pdf

Betty,

Thank you for your response I will add them to the file. The Board of supervisors approved a short term rental ordinance in February 2018. The Lozito's are long time Inyo County Residents that live 16 to 18 minutes away in West Bishop. The applicants intend to speak with potential renters regarding the rules prior to allowing the renter to utilize their Mountain Cabin. The Lozito's have expressed no desire to have long term rentals because they intend to use the Cabin the Majority of the time to keeping out of the summer heat and ski during the winter. I have included a copy of the submitted rules and the applicant is more than willing to discuss any questions you may have. They are leaving for a backpacking trip today or tomorrow and won't be back until the Planning Commission Meeting. I have also submitted a copy of the ordinance should you have any questions regarding the code.

-----Original Message-----

**From:** InyoPlanning  
**Sent:** Wednesday, August 21, 2019 11:30 AM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: Aspendell, Short -Term Rentals

---

**From:** Betty Edmondson [bettyvedmondson@gmail.com]  
**Sent:** Wednesday, August 21, 2019 10:20 AM  
**To:** InyoPlanning  
**Cc:** Dan Totheroh  
**Subject:** Aspendell, Short -Term Rentals

**To :** Inyo County Planning Department  
**Subject:** Aspendell, Short-Term Rentals

As a property owner and Inyo County tax payer for 31 years, I oppose Non-Hosted Short-Term rentals in Aspendell .

Problems with short-term rentals range from mildly concerning to quality of life altering.

One of the biggest concerns for Aspendell property owners and short-term rentals is increased fire danger. Additionally problematic is the potential for increased noise, damage to fragile eco-systems, disturbance to wild life and wild life habitat, and property damage.

Issues regarding short-term rentals was previously addressed in 2006. Before the August 28th hearing, I'm requesting that members of the Planning Commission familiarize themselves with the 2006 correspondence, proceedings and outcome regarding opposition to short-term rentals in Aspendell .

I appreciate this opportunity for input and look forward to the meeting on the 28th.

## Ryan Smith-Standridge

---

**From:** InyoPlanning  
**Sent:** Monday, September 23, 2019 2:33 PM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO -ASPENDELL, CA

---

**From:** Jon Cruz [jd99cruz@icloud.com]  
**Sent:** Sunday, August 25, 2019 10:39 PM  
**To:** InyoPlanning  
**Subject:** Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO -ASPENDELL, CA

August 25, 2019

**To;** Inyo County Planning Department  
**From:** Jon Cruz and Nancy Tess Cruz, Aspendell  
**Re:** Non-Support for Short-Term Rentals for Aspendell

We have lived in Aspendell for 20 years, although it seems like yesterday that we just moved in. The place has a kind of time-out zone, a wonderful freshness every time we arrive. It is where we come for beauty, peace, quietness. Aspendell, however, is not about isolation. It is strengthened by long-standing community structures such as the Home Owners Association, Water Board and Volunteer Fire Department. When we come to our place in Aspendell, we see or take note of neighbors, even if we do not visit or pester. One of the lovely qualities is the sense that those who are here want to be here because they have strong attachments to property and community. and contribute to this community in myriad ways, from sharing tips about bird sightings to helping to pay for infrastructure. Even with its atmosphere of retreat Aspendell's residents cherish the community, their neighbors, the annual associations. Networks have emerged: owners come to know who to contact regarding issues, problems, concerns, needs, and advice. This, too, is a community good. This quality comes also in very basic moments. When we arrive at our home here, we take notice of the presence or absence of our nearest neighbors, as it matters to us—they who live year-round or come to Aspendell because it is also their home. If a neighbor's lights are on and a car is in the driveway, we do not wonder—we know: they neighbors are there too. Or their children, relatives, or friends of the owners might be there. We let them know if something is amiss like a window left open while they are away or a fallen tree. There is no anxiety about the presence of people, no worry about who is there...

All this changes with short-term rentals. It is experienced most by immediate neighbors who see different parties every week. Very quickly there arises a new element of doubt, even anxiety. Is the next renter-party ok? ... Yes, there are policies—written rules—that dictate appropriate

behavior governing short-term rentals. These exist as fall-back codes that allow responses to unacceptable behaviors. But behavior-oriented rules that are to apply to manage short-term renters are not an equal trade-off with what comes through displacing established familiarity with frequent unfamiliarity, with numerous renters coming and going many times a month. Renter-rules that are to keep renters in check, even if followed (and it is bad when they are not followed) do not bring ease to the new routines of strangers who will come and go.

Yes, a short-term rental can be rescinded. Rules, as is noted, allow an owner—or a neighborhood or community—to terminate short-term rentals. We have experienced this in our primary community association where we live and work (not Aspendell). A residence became an Air BnB, and it quickly escalated into the anxieties noted. Problems developed. Numerous groups would come and go, and soon, common norms and community rules were not observed, established neighbors felt they had lost something—the familiarity and sense of comfort and control of conditions under which to live. There were disruptions, late parties...etc. (read the typical “do not do” lists). Neighbors had to intervene with friction mounting between neighbors. With short-term rental conflicts, might the owner agree with disgruntled neighbors and take steps to rectify things? What if repeat infringements occur, even if the owner does his/her best to stay on top of things? What if an owner feel neighbors are being picky, over-reacting, simply biased and disgruntled, and thus unfairly restrictive? What is the possibility that the owner feels neighbors complaints are also meddling in the owner’s income? How much does it take to poison a community well? Why would we want to even go down this road to benefit income of a few, especially if in the next decade or so Aspendell witnessed a spike in short-term rentals? To change property use for short-term rental truly alters the quality of a neighbor and a neighborhood. We hope this is a road not taken.

If the county allows short-term rentals, there is no closing the larger door on what may come of this historically unique community. Though individual bad contracts can be rescinded (likely with neighborly collateral damage—the stuff that festers and does not easily go away), the chances of a greater mix of short-term rentals remains probable.

The possibility of Aspendell drifting toward having characteristics of a town like Mammoth Lakes would be ever present. This would be a dynamic that would change Aspendell’s community spirit toward properties where owners are less present, with an investment logic that transforms home into income mechanisms.

We cherish Aspendell for the historical uniqueness that it is. It sprang up in the 1960s and has flourished. We have no entrepreneurial infrastructure — no businesses— with the exception of Cardinal Lodge, which is also unique in its roughness and bare bones simplicity. We have strong and tight community institutions: a Home Owner’s Association, a Water Board, a Volunteer Fire Department. These community networks have evolved precisely out of community-rooted home dwelling (not absentee landlord) owners. We strongly hope that the Inyo County Planning Department will honor the one-of-kind community Aspendell has become, and allow it to remain as such. Please don’t break us with a fix on behalf of some who simply wish to monetize their homes while not residing in them. This has happened too many times, too numerous, and in far too many other communities.

We will leave our Aspendell residence to our children who have grown to love it as we do.

Sincerely,

Jon and Tess Cruz

280 Cataract Road, Bishop CA

Aspendell (since 1999)



8/20/2019

Inyo County Planning Commission  
P.O. Box Drawer L  
Independence, CA 93526

Re: Permit No. 2019-07/Lozito- Application for non-hosted short-term rental in Aspendell

To Whom It May Concern:

My wife and I would like to express our emphatic disapproval for the proposed permit application referenced above. We've had a home at 175 Columbine Rd. in Aspendell for nearly 20 years. Aspendell is a very unique, quiet area and weekend rentals could have a dramatic, negative effect on the area. Many of the homes are vacation homes in which many owners visit only periodically to rest and relax from the stresses of life. To show up hoping for this type of peace only to be greeted by potentially loud weekend renters would be a bummer to say the least. Current homeowners purchased knowing of the 30-day rental minimum. To change now shows a lack of respect to all others who are playing by the rules and may have purchased an Aspendell home in part for this reason.

We urge the commission to vote NO on this permit so that Aspendell and Bishop Canyon don't become a weekend party destination.

Thank you for your time and consideration,

Brandon and Jennifer Lucore  
175 Columbine Rd.

Inyo County Planning Department

**Re: Non-Hosted Short-Term Rental Permit No. 2019-07/Lozito**

We are **opposed** to short term rentals of under 30 days in Aspendell.

Non-hosted short-term rentals bring an increase in noise, traffic, and trash. Not only will this negatively affect our quality of life, it affects the wildlife and environment.

Short term rental landlords are interested in one thing. Income. There will be no limit on the number of renters or vehicles. Short term landlords are not at the house to meet the renters or handle any issues. For example, Joe Smith books online and says he is 2 adults and a child. Joe shows up with 12 of his best friends, checks in the house, and begins the party weekend.

Is there enough law enforcement to handle the complaints that will result from people coming to party for a few days in our neighborhood? Game wardens?

There are no public trash receptacles in Aspendell. There are bears. We don't need to create a situation like they have in Tahoe with bears breaking into homes and cars.

Our water and sewer are a valuable resource. Renters are not going to care how much water they use, if they turn off the water, or what they flush. There is also the increased risk of wildfire.

Our neighborhoods do not have crime or vandalism. We would like to keep it that way.

Cardinal Village offers short term rentals. They have been excellent neighbors and a positive part of the community for many years. They are equipped to handle visitors and keep a lovely property. Management is on site. There are also many small motels down the hill. Why take income away from these businesses that have been around for many, many years, paying taxes and being regulated?

**Rentals of 30 days or more have worked for our community. Let's keep it that way.**

Thank you,  
Charles and Pam Tuey  
215 Cardinal Road Aspendell, CA

**Ryan Smith-Standridge**

---

**From:** InyoPlanning  
**Sent:** Thursday, August 22, 2019 4:26 PM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: Non-Hosted Short-Term Rental Permit No. 2019-07/Lozito

---

**From:** Larry Pasco [LPasco@anaheim.net]  
**Sent:** Monday, August 19, 2019 1:30 PM  
**To:** InyoPlanning  
**Subject:** FW: Non-Hosted Short-Term Rental Permit No. 2019-07/Lozito

Inyo County Planning,

This correspondence is to express my strong opposition to the granting of a short-term rental permit as referenced in the subject line above. As a property owner at 127 Cardinal Road for the last decade, I want to preserve the quiet mountain atmosphere of the community and I believe that opening the door to short-term rentals will very adversely affect the quality of life my family and I have enjoyed in the mountain community. The noise and increased traffic that rentals would bring would quickly introduce issues and related problems that Aspendell has never faced and negatively change our neighborhood. The granting of one permit will undoubtedly lead to more, which will eventually bring our property values down. The rental market for vacationers can be accommodated by the lodges at both the south and north forks of Bishop Creek and the many campsites that are available.

Sincerely,

Lawrence J. Pasco  
Community Services Director  
City of Anaheim, Ca  
(714)765-5160

**Ryan Smith-Standridge**

---

**From:** InyoPlanning  
**Sent:** Thursday, August 22, 2019 4:17 PM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: Short term rentals in Aspendell

---

**From:** Tim Reed [tc.reed@hotmail.com]  
**Sent:** Monday, August 19, 2019 4:57 PM  
**To:** InyoPlanning  
**Subject:** Short term rentals in Aspendell

Want to go on record that we oppose the short term rental proposal in Aspendell. We have lived at 173 Sage Rd. for 25 plus years. Tim and Charlene Reed

Sent from my iPhone

**Ryan Smith-Standridge**

---

**From:** InyoPlanning  
**Sent:** Thursday, August 22, 2019 4:30 PM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: permit 2019-07/ lozito

---

**From:** InyoPlanning  
**Sent:** Wednesday, August 21, 2019 11:23 AM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: permit 2019-07/ lozito

---

**From:** Dusty Drew [ddrewccc@yahoo.com]  
**Sent:** Monday, August 19, 2019 1:13 PM  
**To:** InyoPlanning  
**Subject:** permit 2019-07/ lozito

I am against approval of ANY permits for short term (less than 30 days) rentals in the Aspendell community.  
Dustin Drew  
223 Columbine Dr.

**Ryan Smith-Standridge**

---

**From:** InyoPlanning  
**Sent:** Thursday, August 22, 2019 1:44 PM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: Non-hosted Short-Term Rental Permit No. 2019-07/LOZITO

---

**From:** Ronald Shreves [spl.opps@gmail.com]  
**Sent:** Thursday, August 22, 2019 10:32 AM  
**To:** InyoPlanning  
**Subject:** Non-hosted Short-Term Rental Permit No. 2019-07/LOZITO

We are Ronald nd Joy Shreves, 128 Iris Dr. Aspendell. Please note our vehement opposition to the approval of this permit.

Our community has risen to oppose frequent attempts at the commercialization of the village. The quiet charm of the area is not simply a side benefit, it is a way of life. Please honor our collective plea over the financial plan of one.

Respectfully: Ron and Joy Shreves, retired, as are so many in Aspendell/



**Ryan Smith-Standridge**

---

**From:** InyoPlanning  
**Sent:** Thursday, August 22, 2019 1:43 PM  
**To:** Ryan Smith-Standridge  
**Subject:** FW: Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO: Comment

---

**From:** Jan Almquist [jag.janalmquist@gmail.com]  
**Sent:** Thursday, August 22, 2019 12:08 AM  
**To:** InyoPlanning  
**Subject:** Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO: Comment

My name is Nita Jan Almquist. I own a home in Aspendell at 123 Columbine Drive, Bishop, California 93514. The property is my primary year-round full-time residence. My comments are my personal comments and are not intended and should not be construed as comments of any other person or group.

I support granting permits for non-hosted short term rentals pursuant to and in accordance with Inyo County Code Chapter 18.73, including the application for permit at 150 Manzanita Rd., Bishop, California in Aspendell.

Specifically, I concur with the well-expressed comments of my Aspendell neighbor, Bruce Burnworth. Over time, I have observed no negative effects during visits by many people who are not the owners of nearby Aspendell properties. There are few residents who, like myself, are year-round full time in Aspendell; there is little traffic compared to neighborhoods in central Bishop; and generally, there is a sense of quiet and serenity.

As Mr. Burnworth expressed, in my opinion, the neighborhood atmosphere will not necessarily be harmed by allowing occasional non-hosted short term rental of properties, so long as the property owner requires the renting persons to comply with reasonable restrictions on the types of activities conducted on the property, requiring observance of noise reduction and outdoor light reduction at a reasonable hour, such as 10 or 11pm, and parking commensurate with the property involved.

Respectfully submitted,  
Nita Jan Almquist

Planning Department – Inyo County of California  
 168 North Edwards Street – Post Office Drawer L  
 Independence, California 93526

Re: Non-Hosted Short Term Rental/Permit No – 2019-07/LOZITO  
 Concerning: Inyo County Code Chapter 18.73

Dear Members of the Inyo County Planning Commission

My name is Carolyn Sue Theisen, a co-property owner at 180 Cardinal Road, Aspendell, California. My husband, Tom Theisen and I want to express our opposition to the recent request filed by 150 Manzanita, Aspendell for a Non-Hosted, Short Term Rental Permit.

We built our 2,500 Sq. Ft. home in 2000 and added an additional 1,000 Sq. Ft. to our property a few years later for the sole purpose of our family and friends enjoying the unique opportunities of fishing, hiking and spending quality time in a safe community with like-minded families who also cherish the beauty and want to preserve the natural resources of our area.

We are concerned about the following:

- 1) Disposal of trash: Temporary residents are not familiar with the laws and rules of the area and leave their trash unprotected in the garage, outside on the property, or on the side of the road. This invites all varieties of wildlife to the area creating the possibility of danger and destruction to human life and our properties.
- 2) Carelessness: Temporary residents have no vested interest in the property or the area – they are totally unaware of the safe guards needed to preserve the home and it's surroundings. Not putting out a fire properly in the fireplace, fire-pit, Bar-b-q, etc. although unintentional, will cause catastrophic results. Those not familiar with the area, the weather patterns and the proper use of all utilities and appliances puts us all at risk.
- 3) Security: In the 19 years we have owned our home not once have I seen or heard of police patrolling the area. Short term rentals in this area will encourage group gatherings, parties, unusual traffic and excessive noise which has a detrimental effect on our quiet and peaceful community and places a higher probability that law enforcement will be necessary, even though not readily available.

We respectfully request that you do not allow this Non-Hosted Short Term Rental Permit No. 2019/07LOZITO, as it will put the Community of Aspendell at risk.

Sincerely,



Carolyn Sue Theisen  
 Tom Theisen



Bill Wagner  
3020 E Cardinal St  
Anaheim, CA 92806  
bwagner8888@att.net  
Tel. (714) 579-7787

August 7, 2019

Planning Department  
168 North Edwards Street  
Post Office Drawer L  
Independence, CA 93526

Dear Manager:

I refer to your letter regarding Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO. This is regarding rentals in Aspendell for 30 days or less.

As owner of the cabin at 210 Alpine Drive in Aspendell, we request that you do NOT allow such short term (less than 30 days) rentals.

Should you want to contact me on this issue I can be reached at the above Anaheim contact information.

Thank you for sending your letter on this issue.

Sincerely,

  
William A. Wagner

August 19, 2019

Planning Department  
168 North Edwards Street  
Post Office Drawer L  
Independence, CA 93526

This letter is in response to the notice from the Inyo Planning Commission regarding a Non-hosted Rental permit application at 150 Manzanita Road in Aspendell, Permit No. 2019-07/LOZITO.

My experience, stemming from having lived in Mammoth Lakes for many years, is that short term rentals are most often **not** desirable for the neighborhood.

There is already a rental property across the street from my home on Alpine. Renters have arrived at 3:00 AM, had loud noisy groups and have proven to be people out for fun and to heck with the neighbors.

I am a full-time resident and strongly object to another short-time rental in my neighborhood.

Sincerely,



Martha Ellen Evans  
108 & 100 Sumac Road  
Bishop, 93514

Inyo County  
Planning

AUG 23 2019

RECEIVED

**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: Aspendell, Short -Term Rentals  
**Date:** Wednesday, August 21, 2019 11:30:02 AM

---

---

From: Betty Edmondson [bettyvedmondson@gmail.com]  
Sent: Wednesday, August 21, 2019 10:20 AM  
To: InyoPlanning  
Cc: Dan Totheroh  
Subject: Aspendell, Short -Term Rentals

To : Inyo County Planning Department  
Subject: Aspendell, Short-Term Rentals

As a property owner and Inyo County tax payer for 31 years, I oppose Non-Hosted Short-Term rentals in Aspendell

Problems with short-term rentals range from mildly concerning to quality of life altering.

One of the biggest concerns for Aspendell property owners and short-term rentals is increased fire danger. Additionally problematic is the potential for increased noise, damage to fragile eco-systems, disturbance to wild life and wild life habitat, and property damage.

Issues regarding short-term rentals was previously addressed in 2006. Before the August 28th hearing, I'm requesting that members of the Planning Commission familiarize themselves with the 2006 correspondence, proceedings and outcome regarding opposition to short-term rentals in Aspendell .

I appreciate this opportunity for input and look forward to the meeting on the 28th.

Betty V. Edmondson

137 Manzanita  
Lot # 19  
Aspendell, Ca.

Jody Veenker  
 118 Manzanita Rd.  
 Bishop, CA 93514

August 5, 2019

Inyo County Planning Department  
 P.O. Drawer L  
 Independence, CA 93526

**Inyo County  
 Planning**

**AUG 12 2019**

**RECEIVED**

To Whom It May Concern:

I am writing to detail my deep concern regarding the application for a non-hosted short-term rental permit for 150 Manzanita Road, down the street from my personal residence. I am concerned about the precedence this sets for my quiet and respectful neighborhood for several reasons.

- 1) More than 50% of the homes in the neighborhood are not occupied full-time. Granting this permit may open a floodgate of Air B-n-B style rentals dramatically impacting the tone of the neighborhood. When someone down the street from me a few years ago was renting his vacation home without permission, the short term visitors displayed a lack of personal responsibility and caretaking for our area resulting in: more litter being dropped up and down the street, including litter being ejected from car windows directly into my yard; use of private residential trash cans without permission; loud late night parties; and most dangerously, visitors leaving unextinguished cigarettes along sage-filled fields on our road, raising the risk of a forest fire. Because this was not a hosted situation, it took a long time and a lot of work to track down the owner and make a complaint about the behavior of different groups of his renters.
- 2) We need more long-term rental housing solutions for our local population countywide, and I fully welcome the idea of more responsible long term renters moving to our neighborhood. Renters who have moved to Aspendell with a month-to-month or annual rental lease have proved to be great additions to the neighborhood. It is easy to communicate with them if an issue arises over noise complaints, or another conflict, and to resolve the issue person-to-person because they have a longer term stake in belonging to the area. Rather than removing accessible rental stock from local residents I'd like to see the planning department push property owners to engage in being part of the solution to our housing crisis countywide. I commute daily to Bishop for work, and believe many others would also do so if month-to-month rental or annual leases were well advertised, freeing up more home rentals in Bishop for those who can't afford the commute.
- 3) Short term property rentals, especially those brokered online, reduce our county bed-tax collections, and compete with local businesses. Unless Inyo has figured out a way to monitor and profit from short-term online rentals in a way the San Diego and other Southland counties



have been unable to so far, then there isn't a benefit to the county to counterbalance the inconvenience and competition you are introducing to existing local businesses that do pay bed-tax. Cardinal Village, Parchers, and Bishop Creek Lodge already offer short term rental opportunities to visitors, as well as the numerous camp grounds that abound in our area of the Inyo National Forest. Reducing their business, and thereby reducing the tax the county collects, doesn't make good fiscal sense.

- 4) It doesn't make sense that the regulations that do not allow for non-hosted short term rentals in South Fork and on the other side of the highway in Aspendell do not also apply to all of Aspendell. These small neighborhoods are in adjacent regions, and the same protections that have been put in place for the other neighborhoods should be extended to the remaining streets of Aspendell, as well.

Thanks for your time and consideration of my concerns!

Sincerely,



Jody Veenker

Inyo\_Zonin

	PIN	ParcAdd1	ParcCity	ircSta	Owner
R1-10,000-SAHO	014-320-16	113 MANZANITA RD	ASPENDELL	CA	CAMMALL TRUST, KEVIN & ARCELIA
R1-10,000-SAHO	014-320-31	191 ALPINE DR	ASPENDELL	CA	MOORES, PHILIP D & LISA R
R1-10,000-SAHO	014-320-36	190 ALPINE DR	ASPENDELL	CA	REITZ-DELLINGER TRUST
R1-10,000-SAHO	014-320-26	118 MANZANITA RD	ASPENDELL	CA	VEENKER, JODY EILEEN
R1-10,000-SAHO	014-320-12	116 SUMAC RD	ASPENDELL	CA	MORRISON TR, DANNY & MARY
R1-10,000-SAHO	014-320-17	119 MANZANITA RD	ASPENDELL	CA	MILLER JR, FRED W & CHIDORI
R1-10,000-SAHO	014-320-32	199 ALPINE DR	ASPENDELL	CA	CORNETT TRUST, HUBERT & A T
R1-10,000-SAHO	014-320-25	124 MANZANITA RD	ASPENDELL	CA	STEIN TRUST, ROBERT & LENORE
R1-10,000-SAHO	014-320-11	SUMAC RD	ASPENDELL	CA	TURKO TRUST, DANIEL & DOROTHY
R1-10,000-SAHO	014-320-18	129 MANZANITA RD	ASPENDELL	CA	PELOCHINO, JOHN F
R1-10,000-SAHO	014-320-24	136 MANZANITA RD	ASPENDELL	CA	ENC, INC
R1-10,000-SAHO	014-350-04	100 NUTCRACKER RD	ASPENDELL	CA	PHILLIPS, JAMES A
OS-40-SAHO	014-320-50	210 ALPINE DR	ASPENDELL	CA	WAGNER TRUST, WM & MARGARET
R1-10,000-SAHO	014-320-48	ALPINE DR	ASPENDELL	CA	COHEN TRUST, STUART & RONNIE
R1-10,000-SAHO	014-320-10	132 SUMAC RD	ASPENDELL	CA	TURKO TRUST, DANIEL & DOROTHY
R1-10,000-SAHO	014-320-19	137 MANZANITA RD	ASPENDELL	CA	EDMONDSON TRUST, BETTY V
R1-10,000-SAHO	014-320-23	142 MANZANITA RD	ASPENDELL	CA	STEELE III, ROBERT & SUSAN
R1-10,000-SAHO	014-320-09	140 SUMAC RD	ASPENDELL	CA	THOMAS TRUST, JENNIFER N
R1-10,000-SAHO	014-320-49	215 ALPINE DR	ASPENDELL	CA	CADDOO III, ROBERT H
R1-10,000-SAHO	014-320-20	145 MANZANITA RD	ASPENDELL	CA	DOSKOCIL TRUST, BRADLEY & JILL
R1-10,000-SAHO	014-320-22	150 MANZANITA RD	ASPENDELL	CA	MAY, CLIFFORD C & CHRISTINE D
R1-10,000-SAHO	014-320-08	148 SUMAC RD	ASPENDELL	CA	JANOWITZ, TOBY D & MELINDA S
R1-10,000-SAHO	014-320-21	153 MANZANITA RD	ASPENDELL	CA	GERARDY TRUST, JOHN & SHIRLEY
MULTI	014-340-04	END MANZANITA RD	ASPENDELL	CA	USA U S FOREST SERVICE
MULTI	014-340-05	NSF	ASPENDELL	CA	USA U S FOREST SERVICE

opposed

changed to ok after speaking w/applicant

OwnerAdd1	OwnerCity	wnerSta	OwnerZIP
2855 STATE ST	SAN DIEGO	CA	92103
191 ALPINE DR	BISHOP	CA	93514
4858 OGRAM RD	SANTA BARBARA	CA	93105-9732
118 MANZANITA RD	BISHOP	CA	93514
2910 W ROME AVE.	ANAHEIM	CA	92804
2012 FARRINGTON DR	EL CAJON	CA	92020
199 ALPINE DR	BISHOP	CA	93514
10577 MAHONEY DR	SHADOW HILLS	CA	91040
4827 EL SERENO AVENUE	LA CRESCENTA	CA	91214
1705 LAKE ST	HUNTINGTON BEACH	CA	92648
19811 S HAMILTON AVE	TORRANCE	CA	90502
1335 ROCKING W DR #396	BISHOP	CA	93514
3020 E CARDINAL ST	ANAHEIM	CA	92806
764 CONTRA COSTA AVE	BERKELEY	CA	94707
4827 EL SERENO	LA CRESCENTA	CA	91214
4530 ELM ST	LONG BEACH	CA	90807
PO BOX 592	INYOKERN	CA	93527
17579 MESA ST	HESPERIA	CA	92345
PO BOX 143	SMITH	NV	89430
3475 FARNHAM AVE	LONG BEACH	CA	90808
13853 PRINCETON AVE	MOORPARK	CA	93021
525 COMMERCE AVE #B	PALMDALE	CA	93551
200 W SECOND AVE	ESCONDIDO	CA	92025
351 PACU LN #200	BISHOP	CA	93514
351 PACU LN #200	BISHOP	CA	93514

Bishop 6  
 Out of town 19

**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#); [Cathreen Richards](#)  
**Subject:** Opposition to Non-Hosted Short Term rental Permit No. 2019-07/LOZITO  
**Date:** Monday, August 19, 2019 9:28:06 AM

---

Lozito

---

**From:** Kevin Cammall [<mailto:kcammall@soltekpacific.com>]  
**Sent:** Thursday, August 15, 2019 7:08 PM  
**To:** InyoPlanning  
**Cc:** [camboys3@att.net](mailto:camboys3@att.net)  
**Subject:** Opposition to Non-Hosted Short Term rental Permit No. 2019-07/LOZITO

Dear Sir / Madam,

I am writing this e-mail to express my objections to the County to allow a permit for a Non-Hosted Short Term Rental at 150 Manzanita Road. I own the home at 113 Manzanita and opted to build in Aspendell in lieu of other locations due to the serenity and beauty of the location, and more particularly because the location is NOT Mammoth, Big Bear, or some other similar resort area where visitors stay and party. My plan is to live full time in Aspendell upon my impending retirement in two years and I would prefer that the area remain as it currently is.

In my recent experience, Non-hosted Short Term Rentals such as Air BNB (three of which have sprouted up across the street in my southern California home) are a bane to the neighborhood for several reasons, including:

- The renters who use Air BNB are on vacation, and they party loudly and late, often stumbling in at 2:30am. This is particularly problematic especially when we are awakened in the middle of the night and have to get up early the next day for work.
- The late night partying and loud music forces me to call the police to come and shut down the noise. When this type of noise occurs in Aspendell, it will be exacerbated by the quiet of the neighborhood which in turn will lead to complaints filed with the Inyo County Sherriff's Department. Considering the Department's limited resources, their response to the calls will be time consuming and costly while at the same time straining resources that unequivocally should be available to respond to more pressing or serious offenses.
- Air BNB renters are messy and leave their trash in and around the property. Trash pickup in Aspendell is weekly for those that pay for removal services; those that do not pay for the service must take their trash (before closing time!) to the Bishop Dump. It is unrealistic to believe that short term renters will perform this. This is very concerning, especially in light of the native fauna that likewise cohabit in Aspendell.
- Renters don't have "skin in the game" and therefore do absolutely nothing to maintain the property; therefore many such properties become run down (especially if the owner, who may actually live well away from the property they rent, does not regularly visit the property to perform necessary upkeep and maintenance). This can lead to an overall devaluation of properties in the area, which in turn will affect the County through a significant reduction in collected property taxes.

Additionally, CC&Rs were drafted years ago for the Aspendell community and are part of home owner's purchase contract. The CC&Rs spell out many things like the setback of structures within a

property's boundaries, structure heights, no trailers, etc. The CC&Rs also prohibit property owners from enabling their use as short-term rentals; this statute was meant as a means of keeping the neighborhood's charm and allure intact. I query if the County has the legal precedence to bypass / nullify the neighborhood's established CC&Rs?

In conclusion, I respectfully request that the County consider the points I have presented here and deny issuing a permit for the Non-Hosted Short Term Rental at 150 Manzanita Road. I believe the County should deeply consider and prioritize the concerns of the majority of the residents of Aspendell who are opposed to short-term rentals in lieu of one or two individuals looking to make a profit. And one last point to consider – the beautiful Sierras and Whites in Inyo County show many scars from selfish profiteers who exploited these beautiful places strictly for personal gain. It seems that once again someone is selfishly trying to make money off a resource to the detriment of the majority and with little concern for the ramifications of their what their actions will have on what will occur in the future.

Respectfully submitted,

**Kevin M. and Arcelia D. Cammall**

113 Manzanita Road, Aspendell, CA 93514 / (619) 417-2257

**IMPORTANT:** This email is intended for the use of the named addressee(s) only and may contain confidential or proprietary information. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your computer. If you are not the named addressee(s) you should not disseminate, distribute or copy this email. Disclosing, copying, distributing or taking any action in reliance on the contents of this email is strictly prohibited.

**From:** [Dan Totheroh](#)  
**To:** [Cathreen Richards](#); [Ryan Smith-Standridge](#)  
**Subject:** Fw: 150 Manzanita  
**Date:** Thursday, August 22, 2019 7:20:31 AM

---

Good morning.

One more from George that I don't see you cc on. THIS IS A KEEPER.

Dan

---

**From:** George Lozito <[georgelozito@gmail.com](mailto:georgelozito@gmail.com)>  
**Sent:** Wednesday, August 21, 2019 6:40 PM  
**To:** [dtotheroh@inyocounty.us](mailto:dtotheroh@inyocounty.us) <[dtotheroh@inyocounty.us](mailto:dtotheroh@inyocounty.us)>; Kerry Lozito <[kerrylozito@hotmail.com](mailto:kerrylozito@hotmail.com)>  
**Subject:** Fwd: 150 Manzanita

Communication is a good thing see attached!

----- Forwarded message -----

**From:** **Kevin Cammall** <[kcammall@soltekpacific.com](mailto:kcammall@soltekpacific.com)>  
**Date:** Wed, Aug 21, 2019 at 2:51 PM  
**Subject:** RE: 150 Manzanita  
**To:** George Lozito <[georgelozito@gmail.com](mailto:georgelozito@gmail.com)>

Hello George and Kelly, and thank you for reaching out!

I very much appreciate that you have taken the time to contact us, and after reading this (plus another e-mail I saw over the weekend) I admit that my opinion is changing about the prospect of short term rentals in the area.

I must admit that my initial feelings and reaction are weighted on what I'm currently experiencing in San Diego – three houses immediately adjacent to or across from my home there are now Air BNB's, and I am awakened 2-3 times a week by loud partyers coming home after the bars close. It's frustrating to say the least. And owner of two of the three properties doesn't even live in the U.S., so getting ahold of him to complain is total futility. Our place in Aspendell has been our respite to that nuisance (and is the place that we will soon retire to), as well as to the noise and congestion of the city and we try to get there at least once a month. Needless to say, we were concerned about the possibility of losing that solitude and quiet.

But in thinking more reasonably about this, my wife and I now believe that the kind of person that would rent a mountain house in Aspendell is not coming up for a party, but rather someone who has the same desires to engage with nature and the solitude of the mountains. We were also unaware of how short-term renters are evaluated, so over the past weekend we've become much more at ease with the idea of short term rentals.

BTW – the place does look good – you did a good job with it! I remember looking at it when the roof caved in, and the whole thing looked pretty messy. When I had dinner with the Doscovil's a couple weeks ago, Brad pointed out how you'd cleaned up the place.

Thanks for putting us at ease, and again, thank you for reaching out!

**Kevin M. Cammall** | Vice President

☛ | O: 619.296.6247 | F: 619.296.4314 | [www.soltekpacific.com](http://www.soltekpacific.com)

**From:** George Lozito <[georgelozito@gmail.com](mailto:georgelozito@gmail.com)>

**Sent:** Wednesday, August 21, 2019 1:33 PM

**To:** Kevin Cammall <[kcammall@soltekpacific.com](mailto:kcammall@soltekpacific.com)>

**Subject:** 150 Manzanita

Dear Kevin M. and Arcelia D. Cammall:

My wife and I are owners of 150 Manzanita. We stopped by your Aspendell home to meet you and share our plans as well as listen to your concerns. Since we were not able to connect I am sending you this.

My wife, Kerry, and I are long time Inyo residents. We are both retired educators. Kerry spent her entire career at Bishop High School and I have worked throughout the County before retiring as the County Superintendent of Schools. We are both well known in the local community and you can ask around to verify our good reputations.

We have wanted a mountain cabin for some time to use in summer and winter. After we bought our Aspendell cabin we found out we might cover some of the costs by occasionally renting. That would also give families and tourists an opportunity to stay here in the Eastern Sierra. They would pay transient occupancy tax (bed tax) as do hotels etc.

We intend to talk with potential renters in advance and make sure they are going to be respectful of our rules. Those include no outside fires, no noise audible outside of property, no food or garbage outside, etc. basically we see folks using it to enjoy the peace and quiet of our mountains.

We have no desire to rent this long term as we will be using on and off year round. So regardless it will not be affecting long term housing.

There are no regulations that prohibit this and we will be responsible landlords available by phone and living full time only 18 minutes away in West Bishop. We will respond to any problems. There are no CCRs in force that restrict this proposal and we will have the cabin cleaned and garbage and recycling removed right after each renter.

The cabin and its appearance have been greatly improved since we bought it: trim, paint, removal of old wood and junk etc. We are in the process of doing more improvements.



I hope this answers some of your questions and helps with your concerns. We will be in the backcountry for the next week but are happy to talk with you after that. Come by or call 760 937 6405

Sincerely,

George and Kerry lozito  
8/21/19

--

Tk Geo

[georgelozito@gmail.com](mailto:georgelozito@gmail.com)

IMPORTANT: This email is intended for the use of the named addressee(s) only and may contain confidential or proprietary information. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your computer. If you are not the named addressee(s) you should not disseminate, distribute or copy this email. Disclosing, copying, distributing or taking any action in reliance on the contents of this email is strictly prohibited.

--

Tk Geo

[georgelozito@gmail.com](mailto:georgelozito@gmail.com)

Jody Veenker  
118 Manzanita Rd.  
Bishop, CA 93514

August 5, 2019

Inyo County Planning Department  
P.O. Drawer L  
Independence, CA 93526

Inyo County  
Planning

AUG 12 2019

RECEIVED

To Whom It May Concern:

I am writing to detail my deep concern regarding the application for a non-hosted short-term rental permit for 150 Manzanita Road, down the street from my personal residence. I am concerned about the precedence this sets for my quiet and respectful neighborhood for several reasons.

- 1) More than 50% of the homes in the neighborhood are not occupied full-time. Granting this permit may open a floodgate of Air B-n-B style rentals dramatically impacting the tone of the neighborhood. When someone down the street from me a few years ago was renting his vacation home without permission, the short term visitors displayed a lack of personal responsibility and caretaking for our area resulting in: more litter being dropped up and down the street, including litter being ejected from car windows directly into my yard; use of private residential trash cans without permission; loud late night parties; and most dangerously, visitors leaving unextinguished cigarettes along sage-filled fields on our road, raising the risk of a forest fire. Because this was not a hosted situation, it took a long time and a lot of work to track down the owner and make a complaint about the behavior of different groups of his renters.
- 2) We need more long-term rental housing solutions for our local population countywide, and I fully welcome the idea of more responsible long term renters moving to our neighborhood. Renters who have moved to Aspendell with a month-to-month or annual rental lease have proved to be great additions to the neighborhood. It is easy to communicate with them if an issue arises over noise complaints, or another conflict, and to resolve the issue person-to-person because they have a longer term stake in belonging to the area. Rather than removing accessible rental stock from local residents I'd like to see the planning department push property owners to engage in being part of the solution to our housing crisis countywide. I commute daily to Bishop for work, and believe many others would also do so if month-to-month rental or annual leases were well advertised, freeing up more home rentals in Bishop for those who can't afford the commute.
- 3) Short term property rentals, especially those brokered online, reduce our county bed-tax collections, and compete with local businesses. Unless Inyo has figured out a way to monitor and profit from short-term online rentals in a way the San Diego and other Southland counties

have been unable to so far, then there isn't a benefit to the county to counterbalance the inconvenience and competition you are introducing to existing local businesses that do pay bed-tax. Cardinal Village, Parchers, and Bishop Creek Lodge already offer short term rental opportunities to visitors, as well as the numerous camp grounds that abound in our area of the Inyo National Forest. Reducing their business, and thereby reducing the tax the county collects, doesn't make good fiscal sense.

- 4) It doesn't make sense that the regulations that do not allow for non-hosted short term rentals in South Fork and on the other side of the highway in Aspendell do not also apply to all of Aspendell. These small neighborhoods are in adjacent regions, and the same protections that have been put in place for the other neighborhoods should be extended to the remaining streets of Aspendell, as well.

Thanks for your time and consideration of my concerns!

Sincerely,

A handwritten signature in blue ink, appearing to read "Jody Veenker", with a long horizontal flourish extending to the right.

Jody Veenker

**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#); [Cathreen Richards](#)  
**Subject:** FW: short term rental  
**Date:** Friday, August 9, 2019 8:19:22 AM

---

Hi Ryry  
Here ya go

**From:** shebac199@aol.com [mailto:shebac199@aol.com]  
**Sent:** Friday, August 9, 2019 6:19 AM  
**To:** InyoPlanning  
**Subject:** short term rental

My husband and I live at 199 Alpine Drive in Aspendell and we are opposed to the short term rental at 150 Manzanita. We have had this problem before and had opposed it at that time.

Sincerely,

Hubert and Antoinette Cornett  
199 Alpine Drive  
Aspendell

Robert W. And Lenore Stein  
 124 Manzanita Dr  
 Aspendell, CA 93515

August 24, 2019

Inyo County Planning Dept.  
 PO Box Drawer L  
 Independence, CA 93526

Inyo County Planning Department

Ref: Non-Hosted, Short Term Rental Permit No 2019-07/Lozito

This letter is being submitted to inform you we are adamantly opposed to the approval of the Referenced Permit being granted.

We live on Manzanita Rd in Aspendell and have owned our home for almost 30 years. The reason we bought our home is because of the serenity, beauty, quiet, wildlife, and rural living in this community. It is a unique area and it would be an atrocity for it to be destroyed by short term renters going in and out, having parties, campfires (I've seen this), throwing trash around (there is NO trash service in our area), people exceeding the speed limit up and down the streets (we have already witnessed this happening).

Trying to call for the owner or a Sheriff if there is a problem at 2 or 3 am will just not be a viable solution since Bishop is at about 30 minutes away. Note: Someone has recently tried to call for assistance regarding a noisy, out of hand party and the Sheriff would not assist. How will the Sheriff's office prepare to have enough employees on hand to manage short term rentals in Aspendell if they don't know how many rentals there will be at any given time? Due to the remote area of Aspendell, it's difficult to even provide fire protection and we've had to put in our own fire hydrants and get a fire truck to protect ourselves! Has this issue been addressed in any way? Residents would be basically left to handle problems alone with no support. Clearly, the residents desires in Aspendell are NOT being considered with this type of rental being permitted in a remote area!

The application that was submitted says the owner lives 15 minutes away. We're not sure where that would be since Bishop is at least 20-30 minutes away. Also, the map drawing on the permit request doesn't appear to be accurate. Has this been verified by the county?

Granting this permit will completely destroy the uniqueness of Aspendell and lower our property value as well. This is a very small, quiet, exclusive community which is the reason we bought a home in Aspendell instead of Mammoth! There are plenty of campgrounds where people can camp for various periods of time and enjoy the mountains if desired as well as four rental facilities (Parcher's Resort, Cardinal Lodge, Bishop Creek and Hybeggar's) for renters to utilize. We do NOT need more rentals!

A minimum of 30 days for rentals is requested. PLEASE do NOT grant this permit.

Robert W. Stein

Lenore Stein



Bill Wagner  
3020 E Cardinal St  
Anaheim, CA 92806  
bwagner8888@att.net  
Tel. (714) 579-7787

August 7, 2019

Planning Department  
168 North Edwards Street  
Post Office Drawer L  
Independence, CA 93526

Dear Manager:

I refer to your letter regarding Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO. This is regarding rentals in Aspendell for 30 days or less.

As owner of the cabin at 210 Alpine Drive in Aspendell, we request that you do NOT allow such short term (less than 30 days) rentals.

Should you want to contact me on this issue I can be reached at the above Anaheim contact information.

Thank you for sending your letter on this issue.

Sincerely,

  
William A. Wagner

August 23, 2019

To:

Inyo County Planning Dept. PO Box Drawer L, Independence, CA 93526  
Inyo County Planning Department

Concerning:

Non-Hosted, Short Term Rental Permit No 2019-07/Lozit

We are writing to inform you we are completely opposed to the approval of this short term rental Permit being granted.

We purchased our property on Sumac Road in Aspendell over 30 years ago and started building our home on it on 1988. We also purchased the lot above ours for increased views and privacy. The reason we bought our property was because of the quiet, small mountain community so our family could enjoy and appreciate the beauty and wildlife. We were very familiar with the Eastern Sierras and chose the Aspendell community for these reasons.

We know that short term rental guests to the area do not have the same vested interests in protecting and maintaining the pristine environment that we are fortunate to share with our neighboring property owners. Our concerns include the high fire danger precautions that property owners are trained in using to protect our homes, and also the trash, noise and traffic of visitors' parties and activities. There are many beautiful campgrounds and rental facilities that will accommodate visitors without the property supervision and training of protecting our area that community Homeowners participate in. We attend association meetings annually to access information and training about the specifics of our limited water system, resources to deal with fire, avalanches, emergency services and more. This is very specific knowledge required for our homesites. For example, renters in the community would not realize that emergency services (police, paramedics, fire) are at least 30 minutes away, IF available.

Finally, we are concerned that granting this permit will permanently alter the wild environment of this community. While Aspendell homeowners enjoy and protect the environment of the wildlife that visit our property on a daily basis, renters would consider the property simply a base from which they could go to visit other sites and fish, party late at night, and not be constricted by respect for speed laws, fire dangers and conservation of this very small secluded area.

We request that at least a minimum of 60 days for rentals is required, and that only with the terms that the property owner provides some constant monitoring to guarantee that tenants adhere to Aspendell community's curfew, noise, fire prevention and trash community standards.

Please do NOT grant this permit.

Sincerely yours,

Daniel Turko (property owner) , Dorothy Maxine Turko (property owner)

Kathleen Dell'Aquila (daughter)

4827 El Sereno Ave., La Crescenta, Ca, 91214

[Dellmail@aol.com](mailto:Dellmail@aol.com)

[DanMax1729@hotmail.com](mailto:DanMax1729@hotmail.com)



**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: Aspendell, Short -Term Rentals  
**Date:** Wednesday, August 21, 2019 11:30:02 AM

---

---

From: Betty Edmondson [bettyvedmondson@gmail.com]  
Sent: Wednesday, August 21, 2019 10:20 AM  
To: InyoPlanning  
Cc: Dan Totheroh  
Subject: Aspendell, Short -Term Rentals

To : Inyo County Planning Department  
Subject: Aspendell, Short-Term Rentals

As a property owner and Inyo County tax payer for 31 years, I oppose Non-Hosted Short-Term rentals in Aspendell

Problems with short-term rentals range from mildly concerning to quality of life altering.

One of the biggest concerns for Aspendell property owners and short-term rentals is increased fire danger. Additionally problematic is the potential for increased noise, damage to fragile eco-systems, disturbance to wild life and wild life habitat, and property damage.

Issues regarding short-term rentals was previously addressed in 2006. Before the August 28th hearing, I'm requesting that members of the Planning Commission familiarize themselves with the 2006 correspondence, proceedings and outcome regarding opposition to short-term rentals in Aspendell .

I appreciate this opportunity for input and look forward to the meeting on the 28th.

Betty V. Edmondson

137 Manzanita  
Lot # 19  
Aspendell, Ca.

**From:** [Bob Steele](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** RE: Request for Information on Lozito Short-term Rental in Aspendell  
**Date:** Thursday, August 8, 2019 11:02:59 AM  
**Attachments:** [image001.png](#)

---

Ryan,

Thank you for the information. What I can tell from the statistics on numbers of permits applied for, and denied, that the meeting is nothing more than a vent session for those of us who don't want this to happen in our neighborhood. The commission will rubber stamp any lawfully applied for permit. I guess I don't see a point to having a public meeting as part of the approval process. I can tell you that there is overwhelming desire not to have short-term rental in my neighborhood, but I guess that won't matter.

Bob

**From:** Ryan Smith-Standridge <rstandridge@inyocounty.us>  
**Sent:** Thursday, August 08, 2019 8:57 AM  
**To:** bobsteelephoto@gmail.com  
**Subject:** Request for Information on Lozito Short-term Rental in Aspendell

Bob,

Good Morning thank you for your inquiry. The short-term Ordinance does require a hosted rental before applying for a non-hosted. The Lozito's met this requirement when they applied for a hosted at 403 Mount Tom. The applicants provided all the requirements and the Planning Director Approved Permit H-STR-2019-10 June 28, 2019. The Cost of a Non-Hosted is \$1250, and the Hosted is \$350 and these are a deposit only. If the costs for processing the application exceeds the amount of the deposit, the applicant will be responsible for payment of additional monies to cover the cost of processing. Currently only one permit has been denied due to large amount of complaints of operating without benefit of a permit. The public hearing is open to everyone, and offers the opportunity to express one's opinion about the project and The Planning Commission take that into consideration before voting.

Thank You,

Ryan Smith-Standridge  
Assistant Planner  
(760)878-0263



**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: Information on Short-Term Rentals  
**Date:** Friday, August 30, 2019 4:29:58 PM

---

**From:** Bob Steele [bobsteelephoto@gmail.com]  
**Sent:** Wednesday, August 07, 2019 3:47 PM  
**To:** InyoPlanning  
**Subject:** Information on Short-Term Rentals

Hello,

I am drafting a letter to the Planning Commission regarding an application for short-term rental in the immediate area of my home. Can you please address the following questions:

1. Must an applicant first apply for hosted rentals before applying for non-hosted rentals? To me the language in the ordinance is difficult to understand in this regard. If the answer is yes, how long must the hosted rental permit be in hand before applying for non-hosted?
2. What is the application fee for non-hosted rental?
3. Have any applications been denied based on overwhelming negative input from local residents?

Regards,

Bob Steele  
142 Manzanita Road  
Bishop, CA 93514

**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: Letter in opposition to 201907/LOZITO  
**Date:** Monday, August 26, 2019 8:30:03 AM  
**Attachments:** [201907LOZITO Steele.pdf](#)  
[Encl 1 – List of Opposed Homeowners with Lot Numbers.pdf](#)  
**Importance:** High

---

**From:** Bob Steele [bobsteelephoto@gmail.com]  
**Sent:** Sunday, August 25, 2019 5:35 PM  
**To:** InyoPlanning  
**Cc:** Dan Totheroh  
**Subject:** Letter in opposition to 201907/LOZITO

As permitted by the public notice for 201907/LOZITO, we hereby submit the following letter and enclosures. Text of the enclosed letter is copied below.

Robert and Susan Steele

Robert and Susan Steele  
 PO Box 592  
 Inyokern, CA 93527  
 142 Manzanita Road  
 Bishop, CA 93514

August 25, 2019

Inyo County Planning Department  
 PO Box Drawer L  
 Independence, CA 93526

Ref: Non-Hosted, Short-Term Rental Permit No. 2019-07/Lozito

Encl 1 – List of Opposed Homeowners with Lot Numbers  
 Encl 2 – Map of Nearby Property Owners Opposed to Application

The purpose of this letter isn't to contest short-term rentals throughout Inyo County, we realize that discussion is over for now with the 2018 change in the ordinance. This letter is to ask the commission to consider this specific short-term rental, and its effects on the atmosphere, safety and security of the local neighborhood, and to consider the suitability of Aspendell for non-hosted short-term rentals.

Aspendell has a long history of no short-term rentals. The original CCRs for Tract 2 (applicable to the application) specifically prohibited commercial use of properties. These CCRs were in effect until at least 1997. During the public hearings on the formulation of the ordinance, no workshops or public meetings were held in Aspendell. Why is that? There is overwhelming sentiment in the Aspendell community against short-term rentals. Additionally, in a relatively short amount of time since we

were informed of the hearing, over 30 property owners have committed as opposed to this short-term rental (Enclosure 1).

We purchased this house specifically in this location because it is a cul-de-sac, near the end, and far from the highway. The end of this cul-de-sac borders forest service land and a beautiful meadow. Peace and quiet are of utmost importance to our enjoyment of our home. Owners of property in Aspendell have many reasons for being there, but one rings true with virtually all – it is a peaceful environment. Short-term rentals are not conducive to a peaceful environment.

We purchased our house in 2008. The average length of ownership in our immediate neighborhood is well over 15 years. The turnover is low and we are a close-knit group. Everyone knows each other and watches over each other's houses. 100 percent of contacted owners in the immediate neighborhood oppose this short-term rental (Enclosure 2). Think about that – 100%. The applicants have no investment in the community of Aspendell, other than the purchase price of this property. enclos

Unlike other areas in the county, the lots in Aspendell are quite narrow, and houses close together. Good neighbors understand this and keep the noise respectful. Renters, especially short-term are far more unlikely to understand, nor to care about, the peaceful atmosphere of our neighborhood. The north wall of our house is a mere **40 feet** from the south wall of the applicants' house. The ordinance can require all kinds of rules to prevent noise, trash, and many other issues, but the truth is that problems are inevitable without on-site management.

The home in question closed escrow on June 10, yet the applicant had a hosted permit approved on June 28, but not for the Aspendell property. Their first permit, at their primary residence for a hosted rental when last checked, is not listed on any of the common rental websites (AirBnB, VRBO, etc.). When I inquired with the Planning Department as to the status of the required hosted rental permit for the Aspendell property, I was told by the Associate Planner that "The Lozito's met this requirement when they applied for a hosted at 403 Mount Tom." How exactly does that comply with the requirements of Ordinance 18.73.030 G? *"Issuance of a hosted and/or non-hosted short-term rental permit, pursuant to this chapter, is separately required for each dwelling unit in which a short-term rental will occur."*

In regards to complaint response process described in the ordinance, the applicants live in Bishop and the rental is in Aspendell. The minimum time to respond physically would be 30 minutes if the applicant immediately drove up the hill. An absentee host for this rental is a bad idea with huge potential issues foreseen.

Regarding the "Neighborhood Agreement Form," the applicant made no effort to inform us of their intent to make the property into a short-term rental. Assuming the three attempts at our door were made while we were away, the applicant still had ample opportunity to inform us of their intent. I can produce documentation to show that the applicant emailed us during escrow to inquire on other subjects, such as internet availability in Aspendell. We have seen the applicants occasionally at the house (and they said hello to us) but there were no attempts to inform us of the plan to rent the property. It is clear to us that the applicant did not wish to inform us of their intent.

As we understand it, there is still a feeling of experimentation (trepidation?) by the county on this subject. That may be the case, and limiting or changing the conditions for short-term rentals in an

area might be explored in the future. But that won't help us; by approving this application you have doomed us to live next to an experiment – one we didn't ask for and one we don't wish to participate in. Non-hosted rentals shift the burden of compliance monitoring to the neighbors. Non-hosted rentals should not be allowed, especially in Aspendell.

Before deciding on this application ask yourself, is this process to simply approve any application that comes before the Planning Commission without regard to all of the inputs? There must be a reason for public input during the application process for non-hosted rentals, and not simple approval by the Planning Director. In the original plan during the formulation stages of the ordinance, a possibility for Neighborhood Specific Zoning was discussed. We propose the Planning Commission and Supervisors proceed with the Neighborhood Specific Zoning for Aspendell and eliminate short-term rentals.

In this case we have unanimous opposition from affected neighbors. I urge the commission, and if necessary the supervisors, to heed to the wishes of the community and at a minimum deny approval for non-hosted short-term rental at 150 Manzanita Road in Aspendell.

s/ Robert and Susan Steele

**From:** [InyoPlanning](#)  
**To:** [Ryan Smith-Standridge](#)  
**Subject:** FW: Short Term Rental Permit No. 2019-07/Lozito  
**Date:** Monday, August 26, 2019 8:24:51 AM

---

**From:** Robert Caddoo [rhcaddoo@yahoo.com]  
**Sent:** Saturday, August 24, 2019 8:27 AM  
**To:** InyoPlanning  
**Subject:** Short Term Rental Permit No. 2019-07/Lozito

August 24, 2019  
Inyo County Planning Dept.  
P.O. Drawer L  
Independence, CA 93526

Re: Non-hosted short-term rental permit no. 2019-07/Lozito

My wife and I own the home located at 215 Alpine Drive in Aspendell. Our property is adjacent to the 150 Manzanita Rd property that is the subject of the short-term rental permit application.

We would like to go on record as being definitely opposed to this or any other short-term rental permit application in our area and request that this short-term rental not be allowed.

Should you have any questions we can be reached at 760-920-7793 or [rhcaddoo@yahoo.com](mailto:rhcaddoo@yahoo.com)

Robert Caddoo & Kathern Caddoo



Thierry R. Montoya, Esq.  
205 Cardinal Road  
Bishop, California 93514

Inyo County  
Planning  
SEP 20 2019  
RECEIVED

September 18, 2019

**Via U.S. Mail**

Inyo County Planning Commission  
PO Box L  
Independence, CA 93526

Inyo County, County Clerk  
PO Box F  
Independence, CA 93526

Inyo County  
Planning  
SEP 20 2019  
RECEIVED

Re: **Appeal to George and Kerry Lozito's Non-hosted Short-Term Rental Permit Application**

Dear Members of the Planning Commission and Board of Supervisors:

My wife and I purchased our cabin in Aspendell two years ago not only based upon the area's beauty and charm, but in large part because we wanted to be part of its community. Since our purchase, my wife became a member of the Aspendell Homeowner's Association and have a Board seat on the Aspendell Water Company. The Aspendell community appreciates the fragile high-altitude surroundings and residents live in a respectful manner, not only to themselves, but to the ecosystem as well.

The desire of some residents to engage in non-hosted, short terms rentals will ultimately result in nuisance situations in the form of large, loud, or raucous gatherings, activities which will also increase the risk of fires. Those seeking non-hosted, short term rental permits are likely not desirous of creating any nuisance situations, but in non-hosted situations, there will be no way to prevent a nuisance from occurring. Bishop law enforcement officials are located over twenty (20) miles away and when contacted may not take sufficient interest to drive up to investigate at all or may not arrive in time to take timely action. The Aspendell community will be left with the prospect of having to accept nuisance activities at best, and at worst, deal with larger public health and safety occurrences that could ensue.

Non-hosted short-term rentals are inconsistent with Inyo County Code, Chapter 18.81 strictures, and are further contrary to the look, feel, and spirit of the Aspendell community. We, certainly, did not buy into this community to now become accustomed to the likely frequency of nuisance activities.

Inyo County Planning Commission

Inyo County, County Clerk

Re: Appeal to George and Kerry Lozito's Non-hosted Short-Term Rental Permit Application

September 18, 2019

Page 2

We hope you will reconsider this permit, and, on a larger level, consider the option of an "overlay" to Aspendell's current zoning to exempt it from the current ordinance allowing non-hosted, short-terms rental permitting on its specified grounds.

Sincerely,



Thierry R. Montoya, Esq.



# County of Inyo



## Community Organization

### **CORRESPONDENCE - ACTION - ACTION REQUIRED**

**MEETING:** October 8, 2019

**FROM:** Assistant Clerk of the Board

**SUBJECT:** Request for Approval of Resolution Designating ICA the County's Partner to the California Arts Council

---

**RECOMMENDED ACTION:**

**Inyo Council for the Arts** - Request Board approve Resolution No. 2019-48, titled, "A Resolution of the Board of Supervisors, County of Inyo, State of California Designating Inyo Council for the Arts as the County's Partner to the California Arts Council," and authorize the Chairperson to sign.

**SUMMARY/JUSTIFICATION:**

Each year, the Inyo Council for the Arts (ICA) asks the Board of Supervisors to designate the ICA its local partner to the California Arts Council. The designation is done by resolution and is required by the California Arts Council as part of a grant it awards to ICA through a State-Local Partnership Program.

Your Board last approved a resolution designating the partnership on May 7, 2019, and then amended the resolution on May 28, at the request of ICA, to add the dates of the specific grant activity period in question: June 30, 2019 through June 29, 2020. The California Arts Council had notified the ICA after your Board's approval of the resolution on May 7 that these dates are now required.

The California Arts Council has now notified the ICA of a change in its future grant cycles for State and Local Partners. The next grant cycle is July 1, 2020 to June 30, 2022. Grant applications are due October 25, and as such the ICA needs a resolution passed by your Board as soon as possible for the next grant cycle beginning July 1.

**BACKGROUND/HISTORY OF BOARD ACTIONS:**

The California Arts Council and the California State Legislature have established a State-Local Partnership Program designed to encourage local cultural tourism, arts education and awareness, and to reach previously underserved constituents.

Each year, the California Arts Council requires the Inyo County Board of Supervisors to designate, by resolution, the Inyo Council for the Arts as the County's partner to the Council in order for the ICA to apply for and

be eligible for the funds.

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Your Board could choose not to revise the resolution but this is not recommended as it could hinder ICA's ability to obtain grant funding.

**OTHER AGENCY INVOLVEMENT:**

Inyo Council for the Arts  
California Arts Council

**FINANCING:**

There are no fiscal impacts to the County associated with adopting the resolution as requested.

**ATTACHMENTS:**

1. New ICA Resolution

**APPROVALS:**

Darcy Ellis  
Clint Quilter

Created/Initiated - 10/2/2019  
Final Approval - 10/3/2019

**RESOLUTION NO. 2019-XX**

***A RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF INYO,  
STATE OF CALIFORNIA DESIGNATING INYO COUNCIL FOR THE ARTS AS  
THE COUNTY'S PARTNER TO THE CALIFORNIA ARTS COUNCIL***

**Whereas**, The California Arts Council and the California State Legislature have established a State-Local Partnership Program designed to encourage local cultural tourism, arts education and awareness, and to reach previously underserved constituents; and

**Whereas**, in Inyo County the Inyo Council for the Arts has been the organization which has been designated to administer program funds; and

**Whereas**, the California Arts Council has requested that Inyo Council for the Arts again be designated the County's partner to the State Council; and

**Now, therefore, be it resolved**, that the Inyo County Board of Supervisors designates the Inyo Council for the Arts as its partner to the California Arts Council for the period of July 1, 2020 through June 30, 2022.

**Passed and Adopted** by the Inyo County Board of Supervisors this 8<sup>th</sup> day of October, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Chairperson, Inyo County Board of Supervisors

Attest: Clint Quilter  
Clerk of the Board

By: \_\_\_\_\_  
Darcy Ellis, Assistant