

3652 Ranch Road
Bishop, California 93514
March 6, 2019

Inyo County Board of Supervisors
224 North Edwards Street
Bishop, California 93514

RE: Non-Hosted Short-Term Rental Appeal: Moberly, McLaren Lane

Supervisors:

Thank you for allowing me to address concerns regarding a short-term non-hosted rental situated directly behind my home. I apologize for not being able to attend your meeting, but I cannot take time away from my employment.

I have included the letter I presented to the Planning Commission on January 23, 2019. Not only do I feel that the Commission did not take into consideration the volatile situations concerning McLaren Lane, but during the meeting other issues were presented that I believe support the concern that McLaren Lane is not suitable for a short-term rental, especially non-hosted.

As I discussed in my first letter, Ms. Moberly did not follow the regulations set by this Board. In addition to what I wrote then, at the January 23 meeting I obtained the parcel list she was given by the county. Including Ms. Moberly's, there are twenty-four addresses within the required distance of notification. Of those twenty-four, she obtained only six signatures, including her own. That represents only 25% of those affected. Those parcels without signatures are noted as attempted without a return visit noted.

I find it concerning that the only in-person attempt was made not by Ms. Moberly, but by three women representing her. I know this because my neighbor encountered these women in my driveway and asked them what they were doing on my property while I was at work. When they discovered I wasn't at home, they then asked him if he would sign their paperwork about Ms. Moberly's rental. He refused. (see APN 011-080-48) According to the APN list, the only attempt at contacting homeowners was on Tuesday, October 31, 2018, between 10:00am and 11:45am, a time when most people are at work.

Of the five neighbors I personally know who share an actual property line with Ms. Moberly, not one of us signed or gave any indication we were okay with her short-term rental. In fact, the only one who did have an actual contact by her representatives refused to sign (see APN 011-080-48) and three of us either showed up at or wrote letters for the January 23 meeting to oppose the permit.

Finally and most upsetting to me is that during the January 23 meeting, Ms. Moberly's attorney, Victoria Campbell, reported to planning committee that when Ms. Moberly purchased the property she intended to reside at the residence. Ms. Campbell then said that because Ms. Moberly encountered significant racist remarks and actions directed at her for her ethnicity, she decided to not move to McLaren Lane. If this denigration of our neighborhood is true, why would anyone subject innocent visitors to an area Ms. Moberly and Ms. Campbell have deemed hostile and perhaps dangerous. And having made it public, wouldn't the County be legally responsible should anything happen?

The constant law enforcement calls to McLaren Lane now number over 85 for the period of October 2018-February 2019. One of those calls involved Ms. Moberly herself. On February 8, 2019, a renter arrived late and was loud, prompting a neighbor to yell at them to be quiet. This resulted in Ms. Moberly calling the sheriff.

McLaren Lane has so many issues. The street cannot handle an increase in traffic. There are no fire hydrants and the narrow street impedes emergency response. Law enforcement, planning, the Bishop Creek Water Association, and other agencies are constantly being called to McLaren Lane. Add to that an unwillingness to adhere to county regulations and a charge of racism, and I hope you will agree that McLaren Lane is clearly not suitable for a short-term rental.

Sincerely,

Angela Scott