

Michael G Washam

From: Dan Pittenger <[REDACTED]>
Sent: Friday, October 13, 2023 9:12 AM
To: Michael G Washam; Eddie Valero
Subject: Three Rivers STR comments

This Message Is From an External Sender

This message came from outside your organization.

Hi,

I'm a full time homeowner and resident of Three Rivers with two young kids and a full time job. I'm unable to attend the STR meeting on October 24, so I wrote up a brief summary here. Full disclosure: I do not own or operate any STRs.

STRs are not the cause of the housing shortages or closing of local businesses in our town.

The complaints regarding STRs are coming largely from lonely/bored retirees who have nothing to do with their time and adamantly oppose any change.

Adding more regulation beyond common sense measures such as fire prevention, wildlife protection (bears in the trash), and light/noise pollution mitigation simply isn't necessary and will do nothing to address the broader issues facing our town.

Young families in town want nothing more than a thriving economy and healthy school/preschool system. This will require adapting to the digital age (better late than never) and creating a forward thinking and comprehensive development plan that encourages growth in a responsible way.

The major issues impeding growth in Three Rivers are:

- A lack of properly zoned and planned development center
- A complex and burdensome permitting process that takes years to work through
- Blighted, derelict, and/or abandoned properties with highway frontage that are an eyesore (at least 14 as of this morning)
- Out of control property insurance costs that are arbitrary and not site specific
- A lack of critical infrastructure like wastewater treatment and municipal water and gas
- Lack of local administration/incorporation

Three Rivers is geographically constrained with a core development center of only ~250 acres. This geographic limitation ensures that even with a complete build out we wouldn't lose the rural aspect that everyone loves. A single affordable housing complex developed with ~50 units would mitigate any housing shortage issues.

Vibrant, clean, attractive businesses and public space would encourage more people to move here, improve the quality of life for current residents, and mitigate environmental impacts by concentrating growth and allowing for cost effective development of water/wastewater management systems.

The closing of local businesses has nothing to do with STRs. Rather, decades of neglect, lack of local planning, and changing demographics has caused fewer people to move here.

Attacking STRs is a distraction from the serious problems facing our town. It's obvious by the number of STRs that people want to vacation here. Let's focus this energy on building a vibrant, clean, healthy destination for the visitors that already come for the natural beauty. I encourage everyone involved to consider all voices when deciding what action to take. The vocal minority don't represent the views of the majority.

Dan Pittenger

Michael G Washam

From: Leah Launey [REDACTED]
Sent: Friday, October 13, 2023 6:56 AM
To: Michael G Washam; Eddie Valero
Subject: 10/24 Meeting on STRs in Three Rivers

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We cannot attend the 10/24 meeting, but yes, we would like Tulare County Supervisors to adopt an ordinance specific to Three Rivers, regarding STR units permitted to operate here, including a regulatory program for them, but also including a restriction on the total number of STR units allowed to operate in Three Rivers at any one time, using a reasonable percentage of the total available lodging units in Three Rivers as the basis of the restriction. It is extremely difficult to maintain any sense of community, and maintain our local school (which adds so much to the quality of life and also to the monetary value of properties in our community) when so much of our available lodging stock is only available for STR units. Please note also, that we are not part of any "extreme minority". We formerly ran a b&b out of our own home ("Three Rivers Bed and Breakfast"), which included 2 such STR units or rooms. We have retired from the b&b business for many years now, and our home was converted back to a single family residence, but that history means we understand both sides of the issue. Note: It is the lack of regulation which is the problem. The unregulated proliferation of STR units has caused the problem but regulation can't solve the problem. Please remember to count units, not simply properties with one or more units on them! Each unit available for STR only, is a unit not available to a Three Rivers individual or a Three Rivers family! And please remember to also come up with some reasonable percentage, of the total number of STR units you will permit to operate in our community, out of the total available lodging units. I don't see a percentage in your proposed ordinance, but we really need one! As I'm sure you are aware, other cities and communities are using just such a percentage in their ordinances and restrictions, and it is working for them. There is no reason it cannot work for us, as well. Sincerely, Leah Launey and Peter Sodhy, [REDACTED], Three Rivers, CA 93271, [REDACTED]

Michael G Washam

From: Debbie Feely [REDACTED]
Sent: Friday, October 13, 2023 3:46 PM
To: Michael G Washam
Subject: Three Rivers STR and County Supervisors meeting

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Dear Sir:

We recently sent this letter to Eddie Valero. We are copying you in hopes the more we explain our situation the more likely we may be able to keep our cabin. We are not yet renting so at this time would fall in the no new rentals category.

Copy of letter:

We've read your proposition to the Board of Supervisors regarding short term rentals in Three Rivers. We would like to tell you our situation.

In the mid 80s Jerry's dad built our cabin on Hammond Drive as a family inheritance for Jerry. He used funds left to them by thrifty hardworking parents and aunt. Thus, we consider, with our grandchildren, five generations belong to our cabin.

During the years Jerry's mom could no longer care for the cabin we had Susan Darcy in Three Rivers manage the cabin with long term renters. Then 2.5 years ago, when a renter moved out, we went up to see what needed done to the property and realized between 35 years aging, some years rented, although with the best of renters, and woodpeckers! that the place needed restoring rather badly. At that point our kids said let's fix it up and use it as our place, renting it when we are busy. So we commenced.

Due to 8 surgeries in two years and \$50000 unexpected expenses we still aren't done, but hope to be soon. The problem is between fire danger area insurance and the raises in utility bills, and we being in our 70s, we can't afford the estimated \$2000 a month just for those expenses. Thus, we have figured we need to rent our cabin about a week or two a month. We are local. We live in Visalia and have been connected to Three Rivers about 35 years.

Perhaps new rules regarding STR in Three Rivers would consider our situation.

Sincerely, Jerry and Debbie Feely

Sent from my iPhone

Sent from my iPhone

Michael G Washam

From: Eddie Valero
Sent: Saturday, October 14, 2023 11:28 AM
To: Melinda Benton; Michael G Washam; Jason Britt
Subject: Fw: Three Rivers STRs

FYI



COUNTY SUPERVISOR
Eddie Valero

evalero@tularecounty.ca.gov

2800 W. Burrel Avenue
Visalia, CA 93291

[Website](#) | [District Four](#)

Disclosure: This email is public information. Correspondence to and from this email address is recorded and may be viewed by third parties and the public upon request.

From: Anne Bragg [REDACTED]
Sent: Saturday, October 14, 2023 8:06 AM
To: Eddie Valero <evalero@tularecounty.ca.gov>
Subject: Three Rivers STRs

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Eddie,

I can't make it to the meeting regarding short term rentals in Three Rivers.

I support all the proposed restrictions. I think they are reasonable and fair to both sides of this issue.

I have one concern. There are waaaaay more than 297 vacation rentals. Perhaps those are just the "registered" short term rentals. There are more than 50 in Cherokee oaks subdivision. A search on Airbnb website says there are more than 1000 options in Three Rivers.

Please share my support of ALL the proposed restrictions with the board of supervisors.

If you have questions you can reach me at [REDACTED].

Thank you.

Anne Bragg

Sent from my iPhone

Michael G Washam

From: SueVu3R [REDACTED]
Sent: Monday, October 16, 2023 1:18 PM
To: Michael G Washam
Cc: Eddie Valero
Subject: STR in Three Rivers, CA

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Gentlemen,

I am unable to attend the upcoming meeting about short term rentals in Three Rivers, but wanted to give you my thoughts.

I have lived in Three Rivers for 40 years and am retired from the National Park Service. I know things always change over time and I have watched many changes occur in this small mountain town.

I am concerned about the number "short term rental" properties that have changed the dynamics of this community. I am not against folks making money on these properties, as it's obviously quite lucrative. I am against not "capping" the STR's at some percentage. Perhaps if you allowed 10% of homes to be STR's, it would allow for some more families to move into this area.

As you know so many things are closing up in this small town, as the year round residents are dwindling. We have lost our pharmacy, pre-school, veterinarian office to name a few. I think it's only a matter of time until we lose our K-8 school. When my kids attended 3R school the attendance was just under 300 kids. I think it is now about 70-80 kids total. I have talked to National Park employees, who express that the park cannot fill positions, as there is no homes available for employees to purchase or rent.

I live up the Mineral King Road. The two mile loop that I walk around our neighborhood has about 50% rented as STR's. This changes the whole landscape of neighborhoods. The visitors staying in these STR's are not people who join the Lions Club, join the Woman's Club, Support the school carnival, Attend school functions etc. We no longer have "neighbors" but just visitors who stay a few days and move on. The sense of a neighborhood community is lost.

Please consider setting a cap on the number of homes that can be short term rentals. Otherwise I see this town as just a place for visitors to enjoy, but no sense of a community or neighborhood, which in the past made this place pretty special.

Thank you for your time,

Sue Schwarz

[REDACTED]
Three Rivers, CA 93271

Sent from [Mail](#) for Windows

Michael G Washam

From: Vince Su [REDACTED]
Sent: Thursday, October 12, 2023 2:08 PM
To: Michael G Washam
Subject: Point of view on STRs in Three Rivers for upcoming meeting

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Hi Michael,

I heard about the upcoming community meeting on 10/24 regarding short term rentals in Three Rivers / Tulare County. I know it's a top of mind topic in the community and that it is important to hear from all sides to inform the path forward. I won't be able to join the discussion in person that day, but I wanted to send you a note with a point of view for your consideration.

A little bit about me -- I own a home in Three Rivers that is currently being used both for personal use and as a vacation rental. My wife Hallie and I have two young children and we feel it is important for our children to experience a full range of life in addition to their normal day to day and bring them to Three Rivers often to experience life at a different pace as well as to be able to immerse in nature.

I did have a chance to read through the agenda and wanted to share a few thoughts for your consideration.

1. Generally, I do think it makes sense to have reasonable rules in the ordinance to govern short term rentals in Tulare County and within Three Rivers
2. I do support limiting the total number of homes that can be used as STRs in the community. How this actually managed, however, is very nuanced.
 - o I do feel that a rule that requires owners of multiple properties to rent a portion of them as long term rentals infringes on the rights of those owners to utilize those properties optimally and unfairly targets a segment of STR owners that have invested deeply into these properties and in the Three Rivers area and are likely the best operators who are not allowing their properties to fall into disrepair or be a nuisance for their neighbors. This doesn't address an actual problem to the community.
 - o I also feel that rules that specifically prohibit future developments to be used as STRs is excessively prohibitive and is the wrong blunt force instrument for a nuanced problem. STRs operate within a marketplace, and successful STRs, new or old, should be allowed to thrive as long as they are well managed and benefit the community by attracting tourism and contributing taxes to Tulare County.
 - o I also feel it is important to respect the existing investments that owners have already made with the rules as they existed and not penalize owners by introducing radically different rules that cause significant financial damage. This sets a poor precedent, goes against Tulare County's pro business and investment stance, and disincentivizes future investment in Tulare County.
3. Requiring bear proof trash cans at all STRs makes sense on paper, but again, is a nuanced issue. Mid Valley Disposal does not provide bear proof trash cans or provide service to these types of trash cans in all neighborhoods within Three Rivers. If the goal is to prevent bears from getting into the trash and causing problems for both bears and people, I feel it is reasonable to ask owners to handle their trash properly but not require a solution that isn't accessible to all, or require Mid Valley to provide this service to all in the area so the solution is possible to implement. The policy, as currently suggested, would discriminate against owners based simply on where their properties are.

4. STR specific operating permits make sense, but what should accompany activity like that (especially if it generates fees for the county) is a clear re-investment in the Three Rivers community from the fees and transient occupancy taxes as a result of this income for the county being generated from the community. Some of the issues cited as being problematic for Three Rivers due to the rise of STRs can be reasonably offset through re-investment of these revenues.

Many of the statistics cited as potentially driven by the increase in STRs are general trends aren't necessarily caused by STRs themselves, and I believe that STRs are actually contributing positively to the community by generally incentivizing the upkeep and improvement of a larger number of properties than otherwise would happen in addition to providing a significant economic driver for residents of Tulare County. I purchased my home with a local real estate agent, work daily with a local cleaner, and work frequently with a local handyman. None of these economic activities would happen without a robust tourism industry and a significant investment in STRs.

I appreciate you and the Tulare County office driving necessary dialogue on this important issue and look forward to a balanced discussion to guide the way forward.

Thank you.

--

Vince

It isn't clear how County staff developed these recommendations, whether contact was made with other County agencies and analysis provided by those agencies, and whether there were any public hearings on the topic prior to the submission of the report. Staff should respond to a request from the legislative body or provide a thorough analysis for consideration by legislators.

The specific regulations seem odd. Compliance with brush fire regulations should be required of everyone, there shouldn't be extra scrutiny on a certain type of property in that regard. And the arguments about those businesses closing down provide no discussion that establishes a direct correlation to STR business activity. The document doesn't provide any evaluation of the statements about business and school impacts. The drop in school attendance is seen in districts across the state, for example, as a result of COVID. If a claim is to be made that this is a direct result of STR activity, something should be offered to explain that. Three Rivers is an aging community, a demographic analysis of population trends can easily indicate the degree to which school attendance is affected by an aging population and a shift in family size rather than property sales.

There is no fiscal analysis from the County Administrative Office, which should weigh in on the potential costs and impacts of the proposed ordinance. And they should provide an independent staffing analysis. There would be additional staffing impacts on the Resource Management Agency and County Fire. Would the County Tax Collector need to evaluate this proposal? The document indicates that fees and a fine schedule would need to be developed. Such schedules must be based on cost recovery, but there is no such analysis provided in this document.

Has there been any best practices evaluation? STR issues are prominent in many communities across the nation, particularly in mountain resort communities. It is not clear that there was any evaluation of best practices in other jurisdictions similar to Three Rivers, how laws in those jurisdictions impacted business and residents in the community, and whether the regulations suggested in this report would even address the actual issues associated with STR activity. The proposed regulations should reflect analysis of best practices in STR regulation. The proposals could result in unintended consequences. It is difficult to know whether this proposal is right for Three Rivers as there is no analysis to explain that.

Finally, to what extent has the COVID emergency created market distortions that have yet to be corrected? The surge in STR activity is likely to self-correct, as the "AirBNB Bust" meme suggests. Further, monetary policy by the Federal Reserve is impacting property sales, affecting the timing, number and prices at which properties sell. This regulatory framework may not be based on a typical property market but rather one distorted by other economic factors.

If the Supervisors believe this is something that requires consideration, they should prepare a thorough, fact-based analysis. There should be public input from the Three Rivers community, with hearings in Three Rivers, not Visalia. Businesses affected by the ordinance should be contacted and provided the opportunity to comment. There should be proper review of best practices. There should be an economic analysis that evaluates market conditions. This document is not adequate to support a decision by elected officials to establish regulations on businesses. Due diligence is required to support the imposition of regulations, which is not in evidence. If there are other reports or documents that provide this information, they should be made public. This document does not support an action to initiate an ordinance.

All that being said, STR owners and operations might want to consider forming some type of informal or formal association that sets standards for STR operations in the community, conducts education with STR owners and operators, develops effective educational materials for guests, etc. Unlike large urban areas, Three Rivers is exactly the type of community where voluntary compliance and local control can be far more effective.

Michael G Washam

From: Sheila Stone [REDACTED]
Sent: Tuesday, October 17, 2023 6:12 AM
To: Eddie Valero; Reed Schenke; Michael G Washam
Subject: Where is this Three Rivers STR information coming from?

This Message May Be Unsafe

Please verify with the sender offline and avoid replying with sensitive information, clicking links, or downloading attachments.

Good Morning Gentlemen,

I just reviewed the Draft Proposal for the upcoming STR meeting on the 24th.

Some of the information is correct but I am completely dumbfounded on where and why some of the other information is even in this draft. It is over exaggerated and incomplete stories that you may want to remove from this document before the meeting begins.

I would also like to note that this "meeting" as we all know, will be a building filled with people wanting to give a piece of their mind. I do not see anything on the draft that tells people who to write or what times will be allotted for this meeting. Instead of chaos, where is the organization? How long can they speak? Who can speak?

I have responded to only a "FEW" of the items addressed in this draft that has been proposed by Mr. Washam. I can respond to much more of it but felt I should start small so I could keep your attention.

Myself and a few others want to know if we can provide a spokesperson who speaks on behalf of multiple owners and property managers of STR's. This request of course would require that we are given ample time to present our information and not 2 or 5 minutes. Please note that not "everyone" is going to want to be a part of this group, some people will want to represent themselves or their own clients.

Please review my comments below and let me know your thoughts.

• Three Rivers' only school has lost about thirty-five percent (35%) of its enrollment in the last 5 years and is now down to ninety-five (95) students. The school is the heart of the community. *The school is NOT the heart of the community. There are many parents that drive their children to Sequoia Union or Home School, because they do not agree with the policies and protocols of the certain individuals or the school itself. I was on the waiting list for Sequoia Union and didn't make the cut, so I would have also moved my children to another school, if I could have. One of your biggest STR opponents sent her own child down to Visalia to go to school.*

• Three Rivers' only preschool has closed. *I do not know any details about the Pre-school except for when I was using the facility. I have done their bookkeeping in the past. My children have attended many years ago. I could not afford to put my kids in the program as much as I needed due to the costs. There are and were many other parents out there in the same situation. Therefore we, mostly single income parents, found family and friends to watch our kids.*

• Three Rivers' only drug store and pharmacy has closed. *This would need to be looked into further, but "rumor" has it that there were personal health issues involved in the shut down and that the "rented" building was and is falling apart. Therefore the sale of the business couldn't happen due to lack of a location to run the business out of. But, one must confirm with the "Pharmacist" about this matter, not a loud mouth complainer in town.*

• Three Rivers' only veterinary office has closed. *This one is quite funny! What does a vet office have to do with STR's? Let's clarify this one for you. The owner of Lone Oak retired or passed away. I am not 100% sure of which. The children took over the entire business. The building in Three Rivers was not to code and the "Children" didn't want the liability and the expense of fixing it, so the building is now up for sale.*

• Three Rivers' only dentist has closed. *Again, quite funny! What does dentist have to do with STR's? There were TWO dentists. One passed away and his son took over the Visalia branch and closed the Three Rivers Branch. The second Dentist, Dr. Mosley shut down because his wife developed cancer and he wanted to be there for her. She has since passed away.*

• Three Rivers' only auto parts store has closed. *I have been here for 9 years. I "vaguely" remember someone attempting a small auto parts store but it didn't last long. That was BEFORE STR's were even a twinkle in anyone's eyes!*

• Three Rivers' only one remaining mechanic and he's only open Monday – Thursday until 2:00 p.m. *The only remaining mechanic is Dennis and his hours are short because he doesn't have business from the locals because they take their cars down the hill! He also doesn't NEED to work full time, so he chooses his short hours because he CAN!*

• Three Rivers' oldest church is discussing reorganizing due to lack of membership. *I attended this church when I moved to town 9 years ago. The congregation was maybe 40 people on a good day! 100 people if they were having an event. We have 4 churches in town, lots of competition! Plus, I can tell you that I won't attend a church here anymore and I can name 6 other families that won't either. I would go to Visalia instead.*

• Sequoia National Park can't fill positions because so many long-term rentals have been turned into STRs. *Sequoia National Park has caused their own demise. They used to have the best housing in town, full families with children would live there year round. Not now! Half of the buildings were converted to offices and another quarter of the buildings were not maintained and can't be rented anymore. The last quarter of homes are occupied by employees. Lastly, Sequoia National Park has one of the LOWEST pay scales for National Park positions because of being located in Tulare County. The pay is \$5 per hour LOWER than most other locations. So, they cannot fill their positions because they don't pay enough.*

Best Regards,

Sheila L. Stone
Sequoia Vacation Rentals Inc.
Property Management

<http://www.sequoiavacationrentals.com>

Michael G Washam

From: Jana DesForges [REDACTED]
Sent: Tuesday, October 17, 2023 5:30 PM
To: Michael G Washam
Subject: 3R STR issue letter to County Clerk

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Hi Michael, Cara Brown suggested that I send you a copy of my letter regarding my thoughts & concerns on this matter. THANK YOU FOR YOUR ATTENTION! -jana

Attn: County Clerk

I am a single 62 year-old retiree who relies solely on my STRs to survive. I have been living full-time in Three Rivers for 15 years, after visiting regularly during my lifetime, planning to make Three Rivers my home someday.

I love it here and recognize the value of the community and good neighbors. However, I feel that STRs are being vilified by a vocal group that simply does not want to accept that our location adjacent to SEKI has evolved into a thriving tourist destination in the last 10 years, specifically.

The litany of supposed issues that STRs may be responsible for is unreasonable in my opinion. Certainly many of the town closures are unrelated. And the cost of housing has risen exponentially in all areas, again, not primarily related to STRs.

I'd also like to make a point that STR rentals are wildly varied in 3R. For instance, I'm up on a private hill with no neighbors, with my own water and septic, while the 3R neighborhood of Cherokee Oaks is more like a regular suburban plan. Those differences give us a very different set of potential issues. In my opinion, there is hardly a fair way to create a blanket set of restrictions or rules here. Neighborhoods like Cherokee Oaks should have a different set of ordinances.

Another very real point to consider when discussing the wildly inappropriate mandate suggestion that would "force" multiple STR owners to rent 50% of their properties long-term, is that most of the properties that have been developed into STRs are at the higher end of the market, with many thousands of dollars invested. (I took out loans in order to invest in my retirement property.) The local market of single families is not

going to be able to afford most of these homes. That's the simple truth. For better or worse, Three Rivers has evolved into primarily a tourist and retirement destination, and with SEKI gaining world-wide attention and appeal, it's not going in the other direction anytime soon.

Furthermore, many STRs are not possible as full-time rentals as they are specialized units (such as my 3 single-room cabins), yurts, tents, RVs, campers, etc. This needs to be considered when the sheer number of STRs is set up against a lack of AFFORDABLE single family homes. And what's designated as "affordable" in Three Rivers? Should the rise in housing costs across the board be addressed?

What about out-of-towners that purchased their dream home for vacations, holidays and retirement, relying on the STR income from said home? Would we rather those homes be left empty with nothing contributing to our local economy? Managers, maintenance, cleaning, restaurants, shops, SEKI, TOT?

I realize this is a complicated issue, but I also know that some of my fellow Three Rivers neighbors have jumped on a rather frightening bandwagon of issues being blamed on VRBO and Airbnb stakeholders. I, for one, am feeling threatened and scared by the vitriol that I'm hearing and reading. I believe that 99% of stakeholders are caring Three Rivers Community members that do our very best to maintain a respectful and responsible position that benefits all, neighbors and visitors alike.

I look forward to finding an equitable solution for all.

Sincerely,
Jana DesForges

Dear Supervisors and Mike Washam,

I have been managing vacation rentals in Three Rivers for about 15 years. I attended every meeting and worked with you guys prior to COVID to establish some guidelines but everything came to a halt with COVID. So – here we are again. I only found out about the Oct 24 meeting by a post on FB from Cara Brown where she shared her correspondence from Mike. That is unacceptable...I feel that you should have notified the homeowners (stakeholders) when a meeting of this magnitude is scheduled. It appears to me that maybe your hope was to basically slide this proposed ordinance through without any input from the other side. Eddie Valero is usually a dependable source of information on social media, but I only saw one post from him a couple of months ago (until today when I saw that he posted something). Following are my personal thoughts on this proposed ordinance. I am also attaching some comments from one of my homeowners whom I consulted when I saw the FB post. He is a state legislator who oversees the Los Angeles City Council. Hopefully he will be able to make the October 24th meeting.

My husband has lived in Three Rivers most of his life. He has vivid memories of his childhood school days. He lived in the park service's housing at Buckeye. There would be about 15 kids catching the school bus at his bus stop and another 10-15 at the Ash Mountain bus stop. Back then, the full-time park employees lived in park housing (provided by the park) and had families with kids in school. (The park service has turned those houses into offices) Then the bus would stop to pick up kids from the SCE employees who also lived in company housing. Along the way, they would pick up kids from families who worked for CDF and TRUS. There were families with school age kids that had parents that owned local hotels and stores, gas stations, bars and restaurants. That isn't the case today.

The population of Three Rivers has changed over the last several decades and of course this has had a big impact on the local elementary school. But – one cannot accurately state that the low enrollment at TRUS is primarily a result of short term rentals. I believe there are many other factors that contribute to this decline. For example, some parents decided to continue to homeschool even after COVID. Some parents have a strong dislike for the curriculum being taught while others choose to keep their students home for other personal reasons. My daughters are now 30 and 33 years old and I homeschooled them through almost all of their grammar school years. Several of us homeschool parents approached the school board requesting the school become a charter school that we could tie into in order to offer our students classes like drama, band, and sports. The school would have to provide a Master Teacher who would meet with parents & students regularly to make sure the students were on track. The school would get ADA for these children (at that time there were 18 kids in our homeschool group). The school board was not interested. Many of us joined the Kingsburg Charter school, driving an hour for meetings, classes, STAR testing, etc..we would have loved to be connected to TRUS right here in our town. I mention this because I think instead of blaming low attendance on STRs, maybe the school board should look at ways to increase enrollment.

My final comments are regarding the accusations that STRs are the reason that several businesses have closed; the drug store, the pre-school, the veterinary office, the dentist, and the auto parts store. Really??? I think they left a few places off the list...what about the Silver Spur, the Indian Restaurant & Bar, Loose Change Video Rentals, Epicenter, Barby's Antique Store, Ardfarkles, the White Horse Inn, the golf course, the Noisy Water restaurant, the Garden Gate restaurant, Pat's Mobil station, Sierra Shan Acupuncture, Quesadilla Gorilla food truck, Skyway Liquor, Double D Ranch Motel, Nadi Spencer's Art Studio, Three Rivers Airport, Three Rivers Art Center, Avants Real Estate, Mountain View Real Estate, the Yarn store, the Dolls Nest, Antoinettes Coffee, Bank of America, 3R Velo Indoor Cycling, the Kaweah Commonwealth, The Common Element massage, Angelina's Restaurant and Heart's Delight. It took me about 5 minutes to think of all of these businesses that have closed. I'm certain there are many more that I just don't remember. It is ridiculous to blame the business closures on short term rentals. Whoever provided you with that information is exaggerating and making absurd assumptions.

Please be open-minded when listening to our side at the October 24th meeting. I agree that we could use some regulations but that is a slippery slope and I believe you need to use due diligence before slapping restrictions that could very likely have a negative effect on both the town of Three Rivers and the enormous amount of T.O.T. that these rentals bring to the county.

Thank you for taking the time to read my letter.

Robin Castro