



CALIFORNIA CADASTRAL MAPPING ASSOCIATION

2005 CONFERENCE MINUTES

PLACE: *Hilton Irvine/Orange County Airport, Irvine, California*

DATE: *Thursday – October 20, 2005*
Friday – October 21, 2005

Officers Attending: George Eachus, President (Orange County)
Gulla Gisladdottir, Vice President (Santa Cruz)
Bret Keesler, Treasurer (San Bernardino County)

Jim Isbell, Appointed – Information Officer (Kern County)

Thursday, October 20, 2005

President George Eachus called the conference to order at 8:30 a.m. After welcoming comments and introduction of officers, roll call was taken with each county present introducing their attendees. 62 cadastral attendees representing 28 counties were present.

Officer Reports -

Bret Keesler, Treasurer: CCMA is doing quite well. So far, we have taken in \$6,600 from conference fees, and expenses look like they will be around \$6,100. When the final accounting is complete, Bret will post the treasurer's report on the CCMA web site.

Jim Isbell, Information Officer: Now that the site has been operational for a while, I believe it is in need of updating. Hopefully, I may have some time to do this. Keep sending items for the web site. I will post them as soon as I can. This year there was an increase in the use of email. I think a lot of people now know they can get information to a lot of other people quickly through the use of our CCMA email.

George Eachus, President: As Jim as mentioned, the web site is beginning to get a lot of use. You can see now how important it is to keep your phone numbers, key names, and email addresses current. So I encourage you to please send Jim updates as soon as possible.

Vendor Introductions – The following vendors were present: California CAD Solutions, ESRI, and HP. Each vendor was given an opportunity to introduce their organization and give a brief presentation on their latest hardware or software.

State Board of Equalization – Ralph Davis from the Tax Rate Services Section discussed that his section is continuing to add counties to their GIS database. They are working with several counties to consolidate Tax Rate Areas. He suggested that if you haven't already consolidated areas, you should look into having it done. He passed out a handout indicating the number of Tax Rate Areas in each county.

Next Ralph discussed the October 3, 2005 Opinion of the Attorney General on the following questions:

1. Is the parcel boundary map data maintained in an electronic format by a county assessor subject to public inspection and copying under provisions of the California Public Records Act?
2. If so, in what period of time must a county furnish a copy of the data upon request of a member of the public?
3. What fee may be charged by a county for furnishing a copy of the data to a member of the public?

He indicated the outcome of the opinion will probably not be known until it is challenged in court.



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Ralph indicated he would be receptive to ideas and information in regards to updating AH215 (Assessment Map Standards). With the advent of CAD and GIS mapping, the handbook is in desperate need of updating.

Spanish and Mexican Ranchos – Phil Brigandi, Orange County Archivist, discussed the history of the land rights in California, particularly Southern California. He started around the time of Mexican independence in 1821 with Spanish land grants then evolving into Mexican Ranchos. Continuing to the time when California got an influx of settlers and the ranchos begin to get cut up in 1846-1848 during the Mexican American war. He also pointed out how many roads, streets and boundaries are actually parts of the original rancho boundaries. Mr. Brigandi also spoke on how the Mexican ranchos and Spanish missions influenced how development progressed in California.

R & T Code, Section 3691.3 – Doug Vierra proposed that CCMA back a change to the R & T Code, Section 3691.3. His proposal would require the County Surveyor, not the Assessor, to supply the Tax Collector with legal descriptions for their Power to Sell auction. Some of Doug's arguments for the change are: per California Business and Professional Code, Section 8761 - only a licensed land surveyor or registered civil engineer can prepare legal descriptions; in Riverside County the burden is excessive in terms of time and cost; there is liability for writing an incorrect or inaccurate description; it is difficult to complete the roll and provide the legal descriptions in a timely manner by June 15 as the code requires; the mapping staff is not as qualified as the surveyor.

George Eachus spoke against backing this proposal. George believes that responsibility should stay with the Assessor. Some of George's arguments are:

- R & T code 3691.3 says, "furnish", not write or create. If you feel uncomfortable providing the legal descriptions, contract with a title company, real estate law firm, license surveyor or engineer, or even the county surveyor.
- California Business and Professional Code, Section 8761 does not say you can't write legal descriptions. There is not a restriction on who can write legal descriptions. The code says, "It is unlawful for any person to sign, stamp, seal, or approve any...descriptions...unless the person is authorized to practice land surveying.
- The Tax Collector is responsible for the sale. The following is from the Orange County Treasurer-Tax Collector: Treasurer-Tax Collector does not provide the purchaser with a title insurance policy. Prospective purchasers are advised to contact title insurance companies prior to the auction to obtain information regarding the availability of the title insurance for properties that have been purchased at the Orange County Treasurer-Tax Collector's Public Auction. **This is a buyer beware sale.** This or a similar statement is provided by all counties that have a Power to Sell sale.
- The actual number of legal descriptions that needs to be written from "scratch" is minimal.
- The process has helped most Assessor Departments find errors that otherwise may have gone unnoticed for years.
- Sales are by APN, who else than the Assessor's Department understands what description goes with a particular parcel.

After an open discussion, Doug Vierra asked that an informal poll be taken of the counties present. George asked for a show of hands, one vote per county. The poll was: 4 counties in favor of Doug's proposal, 20 against, and 4 no opinion. George told Doug that CCMA would not back his proposal, but that if he wanted the R & T code 3691.3 changed, he should pursue it through his county.

Noon – 1:00 pm LUNCH BREAK



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Pros/Cons Transitioning from ACAD to GIS – Gulla Gisladdottir, Santa Cruz County and Dan Rios, Calaveras County, presented their experiences. Gulla indicated that Santa Cruz County has completely gone to GIS. It did take a lot of work and it was not an easy process, but it is done and well worth it. The parcel editing process is faster, less error prone and generally simpler. Santa Cruz County is able to process editing projects as soon as they arrive. The county is practically working in real time.

Next Dan Rios spoke on the conversion in Calaveras County. In 2000 Calaveras created a basemap utilizing cogo data from a variety of sources. Then their maps were scrutinized carefully. However, they still found small portion of some portions of roadway or river that were picked up as parcel boundaries. Even with all their efforts, there are still maps that don't match. Dan felt there is still a need to keep AutoCad files. He warned anyone who decides to undertake this conversion, that it takes a lot of work and checking.

OnBase: Document Imaging and Retrieval System – Kooros Mahmudian, Orange County Assessor Department, Systems Project, highlighted how Orange County uses the OnBase System. Orange County is working to become a paperless office. The first move was to have all documents received from the Recorder's Office to be done electronically. Next was to add archive data (i.e., prior year AP maps, AP map Cut Sheets, property records, building plans, etc.). Next was computer generated reports were no longer printed in hard copy. They were only available through the OnBase System. The system has proved to be very easy and flexible. By using OnBase, everyone with a workstation, has immediate access to documents and other records, making research considerable easier. No more do you have track down maps, documents and other records.

Orange County has now incorporated the Workflow feature of OnBase for processing deeds. The document is transferred electronically from individual to individual and from division to division as it is worked to completion. The need for hard copy has been significantly reduced. There are still a lot of features within OnBase that Orange County is just starting use.

AES: Assessment Evaluation Services – Mike Hannah, Orange County Assessor Department, Real Property Project, gave an overview of how the AES system tied in with AP Maps and property specific GIS data to help the appraisers value property with minimal field work. The AES System is designed to help appraisers value property. To accomplish this, the system has merged AP Maps, AP GIS data, sales data, aerial photos and oblique photos. The system has reduced the amount of field time for the appraisers. Being able to see the graphic location and photos of a property from several angles, along with comps, has been a major improvement for in-house appraisal. The next step is full digital oblique aerial imaging, known as Pictometry.

Cadastral Mapping Professional Certification – George Eachus, President CCMA and Chairman of the Certification Committee, gave an update on the certification program. He explained it is optional using a points system that is self-documenting. There are three classes of certification, Cadastral Analyst, Cadastral/GIS Analyst, and Master Cadastral Analyst. It requires you earn points in three categories: experience, education, and contributions.

Details for the program were provided in a handout. This handout will be posted on the CCMA web site.

George then asked if the current members of the committee would like to continue as members. All members present indicated they were willing to stay. George said he hoped to make faster progress this coming year and to involve the members much more than they have been in the past. George had hoped to be further along than they currently are. The next tasks to undertake are: addressing legal issues, presenting the program to the Assessor Association as well as county Assessor Departments, and determining how to process and administer the program. George said there are probably additional tasks, but he sees these as the primary ones to start. George hopes to make assignments to members by the end of the year.



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Cadastral Technical Issues – An open discussion was held by the CCMA membership. One issue that drew a lot of discussion was the use of APNs for transfers. It seems a few counties rely on the APN as the prime source for identifying and working transfers for parcels. The general feeling was there is an increased risk of misparcelling using the APN as the primary identifier then using the legal description. Most technicians thought there was not a great time saving in working transfers, if any, in using this APN method.

The membership voted to have the CCMA President send a letter of concern to the Assessor's Association.

Thursday session adjourned 5:00 p.m.

Friday, October 21, 2005

President George Eachus called the conference to order at 8:30 a.m. He indicated the first item of business is the election of officers. The Secretary and Treasurer are two-year terms and both were elected last year. The only position up for election is Vice President. Randy Worley of Kern County had been submitted. George asked for any other nominations. There were no other nominations from the floor. Nominations were closed. Randy Worley was elected Vice President by acclamation.

George asked Jim Isbell if he is willing to continue as Information Officer (Information Officer is an appointed position by the president)? Jim said, "Yes, he enjoyed being of service to the organization."

The officers for California Cadastral Mapping Association for 2006 are:

President	Gulla Gisladdottir	Santa Cruz County
Vice President	Randy Worley	Kern County
Past President	George Eachus	Orange County
Secretary	Denise Tober	Amador County
Treasurer	Bret Keesler	San Bernardino
Information Officer	Jim Isbell	Kern County

George highlighted a few key parts of the by-laws as it relates to elected officers.

1. You officially take office on January 1 immediately following the election.
2. For those thinking of running in the future, the division between north and south is a line running west to east along the northerly boundary lines of Monterey, San Benito, Fresno, Madera, and Inyo Counties.

Jim Isbell said he would look into putting a map showing the north/south line on the CCMA web site.

Keynote Speaker: Webster J. Guillory, Orange County Assessor – Mr. Guillory had just returned from the California Assessors' Association meeting in Monterey, California. Mr. Guillory thanked CCMA for having the opportunity to address the 2005 Conference and that hoped everyone was enjoying his or her stay in Orange County.

Mr. Guillory made reference to the state of mapping in California Assessor Departments. How it has gone from manual drafting on large drafting tables to using the current all encompassing computer workstations. That GIS now plays a large roll in our map production. The next steps are utilizing photos and pictometry along with GIS to aid in valuations. It is an ever-evolving world of technology.



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An issue that was addressed at the CAA conference was the October 3, 2005 Opinion of the Attorney General dealing with the California Public Records Act. Mr. Guillory stressed the key point being, it is an opinion. That is the way the Assessors' Association is viewing it, as an opinion. The courts will probably decide the final result. Mr. Guillory also stressed the importance of being aware of knowing what the Public Records Act requires, and what is confidential.

Another issue Mr. Guillory brought to CCMA's attention is Government Code Section 6254.21 (Public Officials – Personal Information). This code prohibits a person, business, or association from publicly posting or displaying on the Internet the home address or telephone number of any elected or appointed official if that official has made a written demand not to disclose home address or phone numbers. The 2006 change adds to the list of public officials: judges, federal defenders, members of US Congress, and appointees of the President. Mr. Guillory said you should very aware of what information your county is making available to the public. He suggested, to be safe, no individual's address or phone numbers should be made available on the Internet through the County Assessor web pages.

Mr. Guillory conducted an open question and answer discussion with CCMA membership on making personal information too available. He discussed several items relating to identity thief. He said you should be aware of what people (businesses) are asking, and be cautious of what information you give. He surveyed the membership on how they conduct personal business. Mr. Guillory's conclusion was that several members, in the name of convenience, were a little too free with personal information, as it relates to identity thief. His message to the membership was just be careful what information you are releasing. Whether it is Assessor property information or your personal information.

Orange County Public Records Retrieval System – Raymond L. Mathe, County Surveyor, gave an overview of the county GIS system used by the Resources & Development Management Dept. (Public Works).

The Geomatics Landbase Information Systems Division of the Resources and Development Management Department contains thousands of land and survey-related records within Orange County. Historically, these records have been accessed at the Geomatics (Survey) counter in downtown Santa Ana. With this Land Records system, the method for accessing public records has been drastically changed by using a powerful web-based public records retrieval and viewing system. Records and documents are scanned and linked to corresponding geographic locations within the County Landbase system. Then records can be easily located and retrieved using a standard Web browser from any personal computer connected to the Internet.

The site will enable you to do parcel searches, locate maps, and measure distance, as well as purchase maps and public records. Searches can be done in two principal methods, by shape (rectangle, circle, polygon) or by document type (there are 26 different types of maps and documents available. Most maps can be georeferenced to the County Landbase).

This system is available to the public as well as county agencies.

Public vs. Confidential Records – Chris Miller, Orange County Counsel's Office, Sr. Deputy Counsel, gave a brief outline and guide to responding to public record requests. He gave an overview of the act explaining the protections, mandates, exemptions, and procedures in obtaining public records. He addressed both the hardcopy as well as the electronic form. He also explained what are public records and what are not. NOTE - Mr. Miller's entire presentation is available on the CCMA web site at:

<http://www.calmapping.org/gallery/conf/2005/conf2005.htm>

Mr. Miller also warned of keeping certain records too long. If the law does not require it, take a close look at why you are saving particular records. If you have them, you may be forced to produce them in a legal action.



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Closing Comments – George Eachus, CCMA President

Next year Santa Cruz County will host the 2006 CCMA Conference. Gulla Gisladdottir indicated plans are under way. She asked if anyone has any topics of interest for next year please let her know. She is looking forward to seeing everyone in Santa Cruz next year.

George stated that it was a pleasure to serve as President of CCMA for 2005 and he was sure Gulla would do an excellent job in 2006.

George gave thanks to all attendees for taking the time to come to Orange County, and especially the vendors and speakers. Without them, a successful conference would not be possible.

Adjournment – 2005 CCMA Conference was adjourned at NOON.



CALIFORNIA CADASTRAL MAPPING ASSOCIATION

2005 Executive Committee Meeting MINUTES

PLACE: *Hilton Irvine/Orange County Airport, Irvine, California*

DATE: *Friday – October 21, 2005*

*Officers Attending: George Eachus, President (Orange County)
Gulla Gisladdottir, Vice President (Santa Cruz)
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Jim Isbell, Appointed – Information Officer (Kern County)

Friday, October 21, 2005

President George Eachus called the meeting to order at 8:10 a.m.

2006 CCMA Conference – George asked Gulla how the preparations for the 2006 conference in Santa Cruz were going? She indicated that she had a location that was willing to give a government rate and that there were no problems at this time. George said he would forward to Gulla all the information and vendor lists he used for this year's conference.

Using CCMA Account for Conference Expenses - George said using the CCMA account directly worked well. He saw no need to set up a special county account for processing registration, Bret agreed. Bret had no problem in working this way. George would receive the forms and checks, and then forward them to Bret. The key point is the checks have to be made out to the California Cadastral Mapping Association, not the hosting county.

Bret indicated that CCMA has funds available for upfront deposits as needed. He indicated there shouldn't be a need for the hosting county to front any funds. Bret also said, this year looks like we will either break even or have a slight loss. A small loss is not a problem. The final cost for 2005 is not complete at this time.

Immediate Past-President – George said the current by-laws indicate the Immediate Past-President is a member of the Executive Committee; however, the duties of the office are not defined in the by-laws. George will draft an amendment addressing the duties. The amendment will be put to the membership at the 2006 conference in Santa Cruz for approval.

By-law Change – At the 2004 conference in Napa, CCMA approved an amendment to Article II, Section 3. George said the amendment was approved by CCMA, but never forwarded to CAA for approval, as required by Article V, Section 1 of the by-laws. George said he would follow up on getting this amendment approved by CAA.

No further business, meeting was adjourned at 8:25 a.m.