

RECEIVED

By James Feenan at 7:55 am, Jul 25, 2024



303-C Talmage Rd. Ukiah, CA 95482

admin@mendofb.org

(707) 462-6664

Affiliated with California Farm Bureau and American Farm Bureau Federation

July 24, 2024

Mendocino County Planning Commission
 501 Low Gap Road
 Ukiah, CA 95482

Sent Via Email: pbscommissions@mendocinocounty.gov

RE: Agenda Item 6A: Request to review and consider a recommendation to the Board of Supervisors on proposed amendments to Division I of Title 20 of Mendocino County Code

Chair Paulin and Commissioners,

The Mendocino County Farm Bureau (MCFB) is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout the county and to find solutions to the problems facing agricultural businesses and the rural community. MCFB would like to offer the following comments on the proposed adoption of amendments to Division I of Title 20 of Mendocino County Code.

Section 20.024.135(D) Transient Habitation—Low Intensity Camping

MCFB membership does not have a united viewpoint on the implementation of camping. Some members are supportive and excited for the opportunity to diversify revenue through agritourism, especially as the agricultural market faces consistent hardships. Camping opportunities were important during the COVID-19 pandemic as it generated revenue. Low intensity camping could continue to be a useful asset for farmers and ranchers to diversify income sources and in relevant situations, increase the foot traffic to tasting rooms or other farm facilities.

This being said, there has been concern amongst the agricultural community about the risks and impacts of low intensity camping becoming allowable on agricultural properties and parcels that adjoin commercial farming, ranching or forestry operations. MCFB recognizes that concerns regarding fire risk have been partially addressed with the ban of open flames at the campsites.

ATTACHMENT 5

However, there is still apprehensiveness around potential problems with fire liability, insurance availability, emergency service demands, and littering.

For sections 20.176.020 (B-D), MCFB requests additional information around the requirement for chemical toilets. In instances that only allow self-contained recreational vehicles (RV) with built in sanitation facilities and no tent camping, is this requirement necessary?

MCFB also requests additional information for the permitting differences due to the RV length. Why do campsites for larger vehicles including all RVs, and trailers over twenty (20) feet, require a Use Permit? In one MCFB member's situation, there are currently 6 RV campsites on 380 acres with sites 200 to 500 feet apart. In reviewing the language recently passed by the County of San Benito, the only other county in California with a similar allowance, the only requirement is a business license, and there are no differing requirements based on RV size. There are over 400 current HipCamp sites in the County of Mendocino, so understanding and outlining the regulations to a greater extent will allow current campsite owners to know the rules they must follow.

For low-intensity transient camping site requirements, Table 20.176-A lists the number of campsites and associated permits. The table shows that low-intensity camping is basically allowed on any parcel size. MCFB questions this as some zoning parcel sizes are relatively small, and this allowable use appears to have been added to most zoning designations; including residential, commercial, and industrial. MCFB requests that there be consideration by the Commission to make a determination on a minimum parcel size to amend Table 20.176-A

For agricultural operations, more specific concerns are regarding ensuring camping locations and facilities are setback from property lines and how setbacks will be verified to ensure adequate space is provided for minimizing potential conflicts with a non-agricultural use on adjoining agricultural properties. Although MCFB supports agritourism and the ability for our members to diversify income sources, it is critical that Low Intensity Camping does not become the primary use of A-G (Agricultural), R-L (Range Land), and F-L (Forest Land) properties nor impacts adjoining land uses.

It is also important to consider how campers will be informed that they are staying on a production agricultural property, where noise, dust, and other farm-related activities are prevalent. Will the county Right to Farm ordinance protect farming operations if campers on adjoining properties complain about noise, dust, etc?

MCFB emphasizes that there is currently a lack of any discussion for how these new agricultural land uses will be allowed on properties under Williamson Act Agricultural Preserve properties. Currently camping is not an allowable use on properties within the Williamson Act. If the Planning Commission (Commission) approves the proposed zoning changes to allow low intensity camping on A-G and R-L properties, there needs to be a recommendation back to Planning and Building Services and the Board of Supervisors that there should NOT be any allowance for permitting low intensity camping sites on properties under the Williamson Act until the county Williamson Act ordinance amendments are discussed.

In addition, the Commission should be aware that the current county Williamson Act ordinance requires that compliance verification be performed every four-years to ensure properties are being maintained for production agricultural purposes. However, regular compliance verification of Williamson Act requirements has been lacking in Mendocino County for decades. The lack of regular compliance verification is extremely concerning to MCFB if additional non-agricultural uses such as low intensity camping are being considered as an allowable use on Williamson Act properties. The primary purpose of the contract is to preserve production agriculture and all other uses should be subsidiary. Ensuring compliance with the Williamson Act's goal is essential to maintaining the integrity and productivity of agricultural lands and MCFB feels this is lacking in Mendocino County.

MCFB does not want to see agricultural lands converted to non-agricultural uses such as campgrounds. This has been an issue with projects in the past where outside interests wanted to purchase entire resource properties for glamping businesses and MCFB was against these proposals. The county and the Commission should be cautious with the continuation of this addition as it could lead to unintentional consequences and conversion issues for agriculture properties in the future.

Sec. 20.036.010 Mining and Processing

The addition of language to Section 20.036.010, related to water extraction, is a bit awkward and seems to have just been added to the existing code without consideration for how the added language fits with the current language specific to mining in this section. MCFB understands that this language evolved from the draft water hauling ordinance that was brought forward following the droughts in 2021 and 2022. However, MCFB requests clarification as to how bulk water extraction will be defined (how many gallons or acre feet?). It is also unclear if bulk water extraction will require a use permit and overall how the county will regulate such extraction.

Bulk water extraction, especially clandestine operations, is a concern as farmers, ranchers and forest managers rely heavily on water for irrigation, livestock health and compliance with forest practice rules. MCFB sees the benefits of utilizing water extractions for the purpose of mitigating dust, fire, and other public concerns but if water is extracted in bulk for commercial purposes, it could reduce the available water supply for adjoining agricultural activities. MCFB would like to make the point that agriculture relies on the long-term sustainability of water resources. Bulk extraction for immediate commercial gain might compromise the future availability of water, posing a threat to existing farms and ranches.

CHAPTER 20.164 ACCESSORY USE REGULATIONS

MCFB would like to note that windmills, typically used for purposes like water pumping in agriculture, are distinct from wind generators, which are used for power production. There are also agricultural wind machines which are used for frost protection in crops such as pears and wine grapes. In the context of section 20.164.015, do the height restrictions that apply to wind generators also apply to agricultural wind machines? If so, what are the specific height limitations for each type, and are there any exceptions for agricultural purposes?

Section 20.164.015 also outlines specific restrictions related to the use of travel trailers and campers on agricultural land. How do these restrictions interact with the broader allowances for low intensity camping on such lands? Specifically, are there conditions under which RVs can be used for camping, and if so, what are the limitations or permissions granted? Additionally, how do these policies impact seasonal or temporary agricultural workers who might use RVs for accommodation?

Chapter 20.052 “A-G” Agricultural District

A-G (Agricultural), R-L (Resource Land), F-L (Forest Land), and TPZ (Timber Production Zone) properties are designated primarily for agricultural, natural resource management, and forestry purposes. As such, allowances for navigation centers, supportive housing, and transitional housing into these zones may not align with their intended use and conservation objectives. MCFB questions the compatibility of such uses, and the potential impact to the long-term vision for agriculture in Mendocino County.

Section 20.052.010 Day Care Facilities, Small Schools and Assisted Living Facilities

The existing A-G district code lists day care facilities and small schools under the civic use type subject to a minor use permit

The proposed code changes for the A-G district lists day care facilities as a permitted residential use type and adds assisted living residential care facilities. Small schools are listed as a civic use type subject to an administrative permit.

Based on the definitions provided, day care facilities are defined as *either a “small family daycare home” or “large family daycare home” as defined in California Health and Safety Code section 1596.78. Pursuant to California Health and Safety Code section 1597.45 Day Care Facilities are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.*

Small schools are defined as the care or education of seven (7) or more, but not to exceed twenty-five (25) persons regardless of age or handicap but excluding overnight care or uses classified as group care or other facilities exempted by the California Health and Safety Code

“Assisted Living Residential Care Facility” means the same as “family care home” a state authorized, certified, or licensed family care home, foster home, group home serving six (6) or fewer mentally impaired or otherwise handicapped persons, persons recovering from alcoholism or drug addiction or dependent and neglected children. A family care home may provide care and service on a twenty-four-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such a manner that facilities, activities, or events thereon are shared by more than six (6) mentally impaired or otherwise handicapped persons or dependent and neglected children.

MCFB is concerned with the shift to allow for day care facilities to be a permitted use on A-G zoned lands, adding assisted living residential care facilities as a permitted use, and transitioning small schools to an administrative permit process. The basis of this concern is related to regulations mandated by the California Department of Pesticide Regulations (DPR) and the requirement for notification of pesticide use near schools and day care facilities.

The DPR regulations apply to pesticide applications made for the production of an agricultural commodity within ¼ mile of public K-12 schools and licensed child day care facilities, except family day care homes (collectively referred to as schoolsites).¹

The DPR notification requirements have been in place since 2018 and local farmers work with the Mendocino County Department of Agriculture to know what facilities in the adjoining areas of their farm properties are required to be notified. Based on the definition of day care facility provided in the proposed zoning code amendment, MCFB is assuming that family day care homes will not fall under the DPR requirement for notification. However, there is lack of clarity regarding how small schools and assisted living residential care facilities will be considered.

MCFB encourages the Mendocino County Planning and Building Department to meet with the Mendocino County Agricultural Commissioner to discuss how the proposed zoning code changes to A-G zoning in relation to day care facilities, small schools and assisted living residential care facilities may affect current DPR requirements and the processes that are in place for the Department of Agriculture to work with the farming community.

In addition, as a general statement, MCFB does not encourage the sighting of day care facilities, small schools or assisted living residential care facilities on A-G zoned property. Allowing non-agricultural uses on A-G zoned property can create conflicts that impact the existing or adjoining agricultural operations.

Chapter 20.086 “MUNS” Mixed Use North State District and Chapter 20.087 “MUBST” Mixed Use Brush Street Triangle District

Mixed Use North State District “MUNS” and Mixed Use Brush Street Triangle District “MUBST” are proposed to be added to implement the Ukiah Valley Area Plan (UVAP). When the UVAP was adopted in 2011, three new land use designations were created but implementing zoning districts were not established. For the MUNS, Appendix I² of the UVAP lists two larger A-G zoned parcels (APN 169-130-76 and 169-150-02) totaling 53.9 acres that were rezoned into the MUNS designation. Although these parcels do not appear to be currently in agricultural production, MCFB would like to highlight that the properties to the South are currently being used for forest resource/mill purposes and the parcels directly East across the Russian River are being used for agricultural purposes. MCFB does not want to see the rezoning of these two parcels to the MUNS designation impact the adjoining forestry and agricultural uses and encourages the Commission to consider this in the discussion of the MUNS zoning designation for these parcels.

CHAPTER 20.112 "A-H" AIRPORT HEIGHT COMBINING DISTRICTS

MCFB assumes that the current airport height combining district zoning is being repealed due to more current language being available in the County's adopted Airport Comprehensive Land Use Plan (CLUP) and the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). It is understood that protections need to be in place around airport flight paths to hopefully prevent

¹ https://www.cdpr.ca.gov/docs/enforce/school_notify/growers_applicators_factsheet.pdf

² <https://www.mendocinocounty.gov/home/showdocument?id=11889>

major impacts from emergency situations and in the case of the Ukiah Municipal Airport, for supporting the requirements of the CAL FIRE aerial equipment. However, MCFB also has members that own properties within proximity of airports in the county that have expressed frustration with working through the requirements of the relevant CLUP to understand what can and cannot be done on their properties. If the county is going to defer to the CLUP, it will be important for there to be transparency in providing information on the limitations for the various airport zoning restrictions to potential permit/project applicants that fall under the jurisdiction of the CLUP.

MCFB also encourages active participation by Commissioners on the Mendocino Airport Land Use Commission (ALUC). In the past, there has been both a lack of appointment of Commissioners to the ALUC as well as a general lack of participation by appointed Commissioners. This has been a source of angst when documents such as the CLUP and UKIALUCP have been scheduled for updates or a specific project has been directed to go to the ALUC for review.

CHAPTER 20.104 O-S OPEN SPACE DISTRICT

Sec. 20.104.005 states that the intent of the open district is to be applied to lands not suited for development or to lands most valuable in their undeveloped natural state. Generally structures and significant grading shall be prohibited, but may be permitted with an Administrative Permit provided the structures or grading furthers the open space intent.

MCFB questions the addition of low intensity camping as a permitted use and six additional residential use types with an administrative permit. The addition of these additional uses for lands under open space zoning appears counterproductive to maintaining true open space in an undeveloped state.

MCFB encourages Mendocino County Planning Commission, staff, and elected officials to consider the comments provided above in the discussions related to the zoning amendments related to agricultural and resource land in Mendocino County. If there are any questions regarding these comments, please contact the MCFB office.

Sincerely,

A handwritten signature in black ink that reads "Jazzmynn Randall". The signature is written in a cursive, flowing style.

Jazzmynn Randall

Executive Director

RECEIVED*By James Feenan at 7:58 am, Jul 25, 2024***ADU MEMO****From: Marie Jones****To: Planning Commission****Re: Proposed ADU Ordinance**

Hello Planning Commissioners,

I recently prepared a NEW ADU ordinance for the City of Fort Bragg. The ordinance below illustrates some ideas for our discussion. Please note that the yellow highlighted items are required by State Law and are not currently incorporated into the County's ordinance. Grey highlights indicate ideas that we adopted in the City of Fort Bragg which may have relevance to the County. Thanks for your consideration. -- Marie

Yellow Highlight Required by Law**Grey Highlight is Recommended**

Purpose. This Section establishes standards for two types of residential second units: accessory dwelling units (ADU); and junior accessory dwelling units (JADU), where allowed by Article 2 (Zoning Districts and Allowable Land Uses) and in compliance with California Government Code 65852-65853.13.

- “Accessory Dwelling Unit” means an attached, detached or converted residential dwelling unit that provides complete independent living facilities for one or more persons. ADUs shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single residential unit or multifamily dwelling structure. An “Accessory Dwelling Unit” also includes the following: an efficiency unit or a manufactured home, as defined in Section 18007 of the Health and Safety Code.
- “Junior accessory dwelling unit” means a living space not more than 500 square feet in size and contained entirely within the walls of a single residential unit. A JADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation (sanitation facilities may be separate, or may be shared with the primary unit). A second unit that does not comply with this section is subject to the standards of 18.42.200 - Urban Unit Development.

A. Review & Approval Process.

1. **Deemed Approved.** An application for the creation of an ADU or JADU shall be deemed approved (not just subject to Ministerial Approval) if the City has not acted on the completed application within 60 days. (65852.2a3).
2. **Ministerial Approval.** Ministerial approval is required for an ADU and/or JADU on parcels located in all residential and commercial zoning districts.

B. Location, Number & Size of Units. Two ADUs in compliance with this section or California Government Code 65852-65853.13 shall be allowed as follows:

1. On a lot with an existing or proposed single family residential unit:
 - a. One JADU constructed within an existing or proposed single residential unit, which complies with the requirements of 18.42.170 (K)(3); and/or

ATTACHMENT 5

- b. One ADU, that complies with the requirements of 18.42.170 (K) (1 or 2);
2. On a lot with an existing multifamily dwelling:
 - a. **Interior ADUs.** ADUs may be constructed in areas that are not used as livable space within an existing multifamily attached or detached structure (i.e., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of interior ADUs permitted on the lot shall not exceed 25% of the current number of units of the multifamily complex on the lot and at least 1 such unit shall be allowed. Units constructed pursuant to this Subsection shall not exceed 1,200 square feet in floor area; and
 - b. **Detached ADUs.** Up to 1 additional detached ADUs may be constructed, provided they are no taller than 16 feet, and they have at least 4 feet of side and rear yard setbacks. Units constructed pursuant to this Subsection shall not exceed 1,200 square feet in floor area.

Condominiums. ADU and JADUs are permitted within condominiums as rentals or homeowner occupied units, however no less than 25% of all ADUs in condominiums must be rented.

- A. **Conversion of Accessory Structures to ADUs.** The conversion of a pre-existing (pre-existing prior to the date of the adoption of the ordinance) accessory structure (garage, barn, shed, etc.) or portion of an existing accessory structure to an ADU is not subject to size limits, setback or height limitations of this ordinance. ADUs proposed for accessory structures that are expanded in size by more than 150 SF are subject to the size limitations of this ordinance.
- C. **Density.** Both ADUs and JADUs shall be exempted from the calculation of the maximum allowable density for the lot on which it is located and shall be deemed to be a residential use that is consistent with the existing General Plan and zoning designation for the lot.
- D. **Lot Size.** There is no minimum lot size for ADUs and JADUs.
- E. **Lot Coverage.** Projects are required to conform with Lot Coverage requirements for their zoning district, unless lot coverage requirements do not allow at least one 800 square foot second unit, in which case the lot coverage requirement shall be waived.
- F. **Timing.** An ADU may be constructed before, with or after the primary dwelling unit(s). In addition, an existing dwelling that complies with the standards for second units in Subsection (K) of this Section may be considered a second unit, and a new primary unit may be constructed.
- G. **Sale of ADUs JADUs.** The separate sale or conveyance of an ADU as a tenancy in common (TIC) is only permitted if: 1) both the primary unit and the ADU were built or developed by a qualified non-profit whose mission is to provide housing units to low-income households; 2) an enforceable restriction is placed on the property between the low income buyer and the non-profit that satisfies the requirements of Section 402,1 of the Revenue and tax code; and 3) the entire property is subject to affordability restrictions to assure that the ADU and the primary dwelling unit are preserved for low-income housing for 45 years.
- H. **Short-term Rentals Prohibited.** Accessory dwelling units and JADUs shall not be rented for periods of less than 31 days.
- I. **Deed Restriction.** Prior to the issuance of a building permit for a ADU, the owner shall record a deed restriction in a form approved by the City that includes: 1) a prohibition on the sale of the ADU separate from the sale of the primary residential

unit (except in the case of H above or Urban Lot Split (18.84.045); 2) a prohibition on short-term rentals, and: 3) in the case of a JADU restricts the size and attributes of the JADU to conformance with this section.

J. **Second Unit Standards.**

1. **Exceptions to Accommodate at least one 800 SF ADU and one JADU.** The Community Development Director shall modify or eliminate objective development standards if they prevent the construction of a JADU and/or an ADU of at least 800 square feet in size, and 16 feet in height with 4-foot setbacks on any lot. Objective development standards shall be modified with the following to be considered last to allow an 800 SF unit: changes to parking requirements, front setbacks and/or height limits.
2. **Accessory Dwelling Unit.** An ADU shall comply with the following standards:
 - a. **Location.** An ADU may be located on the front, the back or the side of a parcel and it may be larger or smaller than the primary single family residential unit so long as it complies with the size limitations of this code. An ADU can be: (i) a remodeled portion of a primary dwelling unit; (ii) attached to a primary dwelling unit; (iii) one of the units of a duplex (iv) a detached unit or located in a converted Accessory Structure such as a shop or garage.
 - b. **Height limit.** A detached ADU shall be limited to a maximum height of 16 feet. Second story ADUs are permitted only over a garage and are limited to 28 ft in height.
 - c. **Setbacks.** An ADU shall have a minimum rear and side setback of 4 feet, unless the second unit is located in a nonconforming structure as defined by § 18.90.020. Notwithstanding the foregoing, no setbacks are required for ADUs that are conversions of existing living areas or existing accessory structures, or for any new structures in the same location and to the same dimensions as an existing structure, or for expansions of existing structures that have less than a four-foot rear or side yard setback so long as the expansion conforms with the existing structure's existing setback. Front yard setbacks are defined in 18.22, however a reduced front setback is required if the applicant is precluded by the strict application of the setback requirements from building at least one 800 SF ADU on the property.
 - d. **Maximum floor area.** The maximum floor area of a detached ADU shall not exceed 1,200 square feet and the maximum floor area for an attached ADU shall be 50% of the existing primary dwelling unit or 1,200 SF whichever is more. The conversion of an existing structure to an ADU shall not be limited in size so long as it is enclosed within the existing structure.
 - e. **Separate entrance required.** An attached ADU shall have an entrance separate from the entrance to the primary dwelling.
 - f. **Building code compliance.** All new ADUs must satisfy the requirements contained in the building code and fire code as currently adopted by the City, including applicable energy efficiency standards associated with Title 24 of the California Code of Regulations. However, fire sprinklers shall not be required if they are not required for the primary residence.
3. **Junior Accessory Dwelling Unit.** A JADU shall comply with the following standards:
 - a. **Location.** JADUs may be located in an attached garage or within the walls of the primary dwelling. JADUs are allowed to share bathroom facilities with the primary dwelling. JADUs are not permitted in detached accessory structures or ADUs.
 - b. **Maximum floor area.** The living space shall not exceed 500 square feet in size and shall be contained entirely within the walls of an existing or proposed single residential unit.
 - c. **Separate entrance required.** A JADU shall have a separate entrance from the main entrance to the primary residence.
 - d. **Efficiency kitchen.** A JADU shall include an efficiency kitchen with cooking appliances, a food preparation counter, and storage cabinets reasonably sized in relation to unit.

- e. **Fire protection.** No separate connection between the junior accessory dwelling unit and the utility shall be required for units created within a single residential unit, unless the junior accessory dwelling unit is being constructed in connection with a new single residential unit.
- f. **Utility service.** For the purpose of providing service for water, sewer, or power, a JADU unit shall not be considered a separate or new unit, unless the JADU was constructed in conjunction with a new single residential unit.

K. Parking Requirements

- 1. **ADU/JADU Parking Exemptions & Requirements:** No parking is required.
- 2. **Replacement Parking Exemption.** No replacement parking space(s) are required for the primary unit, when a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an ADU.

L. Solar Requirements. New, non-manufactured, detached ADUs shall install solar in compliance with the California Building Code. No other ADUs are subject to the Building Code's solar requirements.

M. No Capacity Fees. JADUs are exempt from paying capacity fees. ADUs of less than 750 SF shall be exempt from paying capacity fees, and units of more than 750 SF shall pay a prorated share of the capacity fee.

N. No off-site Improvements. No physical improvements, such as installation of sidewalks or off-site drainage improvements, shall be required for the creation or conversion of an ADU or JADU.

O. No Correction of Nonconforming Zoning Conditions. No applicant shall be required to correct existing non-conforming zoning conditions as part of the creation or conversion of an ADU or JADU.

P. Non-Conforming ADUs. An existing substandard ADU or JADU shall have five years to correct a violation so long as the violation is not a health and safety issue as determined by the Building Department.

Q. Restrictive Covenants Void. ADUs and JADUs shall be allowed on all parcels regardless of any covenants, conditions or restrictions that have been placed on a lot; such restrictions are void and unenforceable. (Civ Code 4751).

RECEIVED

By James Feenan at 10:31 am, Jul 29, 2024

From: [pbscommissions](#)
To: [James Feenan](#); [Jocelyn Gonzalez-Thies](#); [Julia Krog](#)
Subject: FW: No Transient Camping on the Mendocino Coast
Date: Monday, July 29, 2024 10:27:51 AM

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

From: Laurie York <ttfarm@mcn.org>
Sent: Monday, July 29, 2024 10:09 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: No Transient Camping on the Mendocino Coast

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It's come to my attention that transient camping is being considered here on the Mendocino Coast. We feel strongly that this is a terrible idea for so many reasons including water, traffic, noise, competition with our local inns and hotels, but most importantly FIRE DANGER!

Please consider the impact and cost that this decision could ultimately have on our local community and do not allow additional transient camping on the Mendocino Coast.

Thank you,

Laurie York and Carmen Goodyear
Albion, CA

RECEIVED*By James Feenan at 1:14 pm, Jul 29, 2024*

From: [pbscommissions](#)
To: [James Feenan](#); [Julia Krog](#); [Jocelyn Gonzalez-Thies](#)
Subject: FW: Transient Habitation-Low Intensity Camping
Date: Monday, July 29, 2024 1:09:04 PM

From: Maryellen Sheppard <sheppard@mcn.org>
Sent: Monday, July 29, 2024 11:03 AM
To: [pbscommissions](mailto:pbscommissions@mendocinocounty.gov) <pbscommissions@mendocinocounty.gov>
Subject: Transient Habitation-Low Intensity Camping

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day, I am writing in regard to proposed changes to the Mendocino County General Plan. I am stunned at the proposal to allow Transient Habitation—Low Intensity Camping on nearly every residentially zoned property in the county. While the proposal limits the number of campsites for RV, trailers and/or tents to 10, this plan would result in ~30 campers per day on an approved parcel. Based on a quick read of the planning material, it appears there are no limits regarding these operations being located on private roads (other than notifying others who use the road), ground water use, protections of sensitive habitat, requirements for proximity to police and fire protection, road conditions (steep, narrow), and the like. This poorly considered plan would be a disaster for our county and I strongly oppose inclusion of this code amendment to sites which support single family residential use: R1, R2, R5, R10, UR20, UR 40, Rangeland, TPZ and Forestland.

It may be true that most potential users of the Low Intensity Camping opportunity might be judicious, but it will only take one destructive or careless camper to bring about catastrophe. Picture the camper who decides the rules against open flames can be ignored, or the one who thinks surface disposal of RV effluent is ok because they won't be around to deal with the consequences. Has the intense draw down of ground water when 30 people take their daily showers been considered?

Thirty campers per day driving large RV's, big trucks pulling long trailers will negatively impact nearby parcels with dust, noise and road damage. Neighboring property owners will live in fear of transient campers who could make an irreversible error in judgement re: fire, effluent disposal or trespass. As written, there are virtually no protections or recourse for neighboring land owners, which will leave neighbors at odds with no options to oppose and no compensation if the worst happens.

Is the Sheriff's Office, CalFire and/or rural volunteer fire departments ready for the added

burden of supervision/protection this proposed “low intensity camping” will create? I understand the Sheriff’s Office is severely short-staffed with few deputies to cover outlying portions of the county. Local fire agencies (mostly volunteer operations) likely aren’t ready for this greatly increased risk of fire or potential added vehicular issues. County infrastructure is not ready for this level of intense use which will bring perilous consequences to rural regions with limited resources and protections.

Who will pay for a massive wild fire started by an irresponsible camper? Fire, noise, odors, dust, road damage, trespass all these concerns will be extant when you open up all R1, R2, R5, R10, UR20, UR 40, Rangeland, TPZ and Forestland parcels to permitted Transient Habitation-Low Intensity Camping. Has anyone considered the additional burden placed on home owners if insurance companies see these nearby camping facilities in aerial reviews of policy holder’s homesite? Insurance companies can access up-to-the minute aerial views of subject properties and nearby conditions. A neighboring campground could negatively impact risk assessment resulting in policy cancellation or cost increases.

Low intensity camping should be implemented in commercial or rural village zoning. Camping facilities would work for those areas since they are near emergency infrastructure; not miles out single, lane gravel roads and in areas of extreme fire danger. The Transient Habitation—Low Intensity Camping concept, if executed as written, puts all county residents at risk of fire loss, possible damage to sensitive habitat and the permanent loss of the quiet enjoyment of their homes.

Maryellen Sheppard
27200 N Highway 1
Fort Bragg, CA 95437

RECEIVED

By James Feenan at 1:27 pm, Jul 29, 2024

From: [Sakina Bush](#)
To: [pbscommissions](#)
Subject: Public comment re: Transient Camping
Date: Monday, July 29, 2024 1:24:39 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello planners,

I'd like to offer here some public comment regarding a proposal:

The plan is to allow Transient Camping - up to 10 campsites - up to 30 campers in tents, RVs or trailers on a variety of properties in zones RV, R1, R2, R5, R10, UR20 ,UR40, Rangeland, TPZ and Forestland.

I got the above info second hand so I am not completely sure about it.

In general I would like to support private campgrounds with some restrictions.

I think 10 campsites on one acre would be too many but might work on two acres or more.

I would like more information about Rangeland, TPZ, and Forestland. If these are private lands over 40 acres that seems alright. But if they are going to be used for private for-profit campgrounds they should be taxed for such use.

Fires safety would seem to be of high concern as well.

Adequate water should addressed and proper septic etc.

I think neighbors should be notified before any plans are approved so concern about and traffic and noise and water could be addressed.

Sakina Bush
Fort Bragg

RECEIVED

By James Feenan at 7:51 am, Jul 30, 2024

From: [jasq \(null\)](#)
To: [pbscommissions](#)
Subject: Lack of Publicity and Lack of Public Input
Date: Monday, July 29, 2024 9:27:10 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing regarding proposed changes to allow transient camping in certain areas of the county. I'm on vacation, and my Beacon didn't arrive last week, but this is the very first I heard of this, and it's clear to me that much more needs to be put out there for the public to digest, and more time needs to be allowed for us to have input.

I'm against it for those reasons, but also because camping generates garbage, traffic, fires, and, worst of all, water consumption and possible damage to the purity of our aquifer due to people who are unfamiliar with what's crucial to protect the purity of the local waters. People who haven't lived off of groundwater are clueless about these issues.

Please table this until more information is made available for the public and more time has been given for our input.

Thank you,

Jean Arnold
Tom Digulla
Mendocino

ATTACHMENT 5

RECEIVED

By James Feenan at 7:55 am, Jul 30, 2024

From: Suzi Long
To: [phscommissions](#)
Subject: Transient camping rv
Date: Monday, July 29, 2024 5:07:19 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Could you please provide location info for rv? Thanks!

Suzi Long
[https://linkprotect.eudasyac.com?url?
a=https%3a%2f%2fwww.suzilong.com&c=E.L.MXRKu9RzoT4e9VDOO8FaEQE6btpHJdlI2_jl2Epn0gZxP7N743yAD40GY4NZ38I7hzZCltok0e4VBhPOpyT4te5Mf_2_ai6_bt4splzDRp6KWAJwmOMw&typo=l](https://linkprotect.eudasyac.com?url?a=https%3a%2f%2fwww.suzilong.com&c=E.L.MXRKu9RzoT4e9VDOO8FaEQE6btpHJdlI2_jl2Epn0gZxP7N743yAD40GY4NZ38I7hzZCltok0e4VBhPOpyT4te5Mf_2_ai6_bt4splzDRp6KWAJwmOMw&typo=l)
18601 N. Hwy 1 #213
Fort Bragg CA 95437
707/779-8713

Only those who risk going too far know how far it is possible to go.

RECEIVED

By James Feenan at 7:59 am, Jul 30, 2024

From: [Sally Ottoson](#)
To: [pbscommissions](#)
Subject: Transient Camping
Date: Monday, July 29, 2024 4:38:40 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is a terrible idea - what about FIRE danger!!!!
Sent from my iPhone

RECEIVED

By James Feenan at 7:59 am, Jul 30, 2024

From: [Sally Ottoson](#)
To: [pbscommissions](#)
Subject: Transient Camping-A BIG NO!
Date: Monday, July 29, 2024 4:36:48 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is a poor idea - do we not realize the fire danger inherent in this bad plan?
Sent from my iPhone

RECEIVED

By James Feenan at 8:00 am, Jul 30, 2024

From: [Shauna Boyd](#)
To: [pbscommissions](#)
Subject: 8/1 Public Comment -- Planning Commission Meeting Item #6A
Date: Monday, July 29, 2024 2:08:07 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

My name is Shauna Boyd, and my husband and I own a property in the Manchester/Point Arena area. I am thrilled to see that you are considering changes to the zoning code to make it less onerous for county residents to offer low intensity camping!

I think low intensity camping is a great way for Mendocino landowners to earn a little extra money to pay bills, showcase our county's beauty and tranquility, bring in more tourist dollars to the area, and support the county with extra TOT funds. It truly feels like a win-win.

I hope you will vote today in support of this low intensity camping policy.

Thanks for your time,
Shauna Boyd

RECEIVED*By James Feenan at 11:01 am, Jul 30, 2024*

From: [William Grace Frost](#)
To: [pbscommissions](#)
Subject: 8/1 Public Comment -- Planning Commission Meeting Item #6A
Date: Tuesday, July 30, 2024 10:43:51 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

Our names are **William Grace Frost and Quiana Grace Frost** and we are residents of Fort Bragg, Mendocino County in Northern California. Thank you for the opportunity to submit a public comment and communicate our support for Mendocino County's work on low intensity camping.

When we bought our home the extra deeded parcel we purchased had been used as a campground for the previous owner's RV friends. It was already set up as a campground with water, power and lovely clearing with a picnic table. When we discovered Hipcamp we thought, "We could do this, too!" Having traveled extensively in our RV we knew the value of offering a safe place for folks to camp in peace vs congested, often overfilled campgrounds that pack folks together like sardines. Quiana traveled alone a lot, so it means a lot to us to share the beauty of our setting where folks are safe.

The added income makes it possible for us to help support living here and maintain the natural beauty of the land vs having to sell off that parcel for further development.

We have offered our Hipcamp since October 2023 with just 3 sites. With over 100 campers during our short time as hosts, we have maintained a 100% 5-star rating, and have had only one minor suggestion for improvement that we promptly put into action.

We have met so many wonderful travelers who have been able to experience a more personable introduction to the area. We are already starting to have return guests who've enjoyed their time here so much! Hipcamp is definitely one of our preferred ways to travel and it offers a more peaceful, safe, affordable way for us when we travel, as well as, a way to enjoy the natural beauty in more natural settings.

Please vote today to support a low intensity camping policy that creates reasonable permitting options for local landowners who want to offer a small number of campsites.

Thank you,

William and Quiana Grace Frost

In gratitude,
William

William Grace Frost
Executive Coach, Master Facilitator
& Sacred Earth Artist
707-318-9565

Website: <https://MenGettingReal.com/>

Book an Appointment: <https://MenGettingReal.as.me/>

RECEIVED

By James Feenan at 11:02 am, Jul 30, 2024

From: [Robert Greco](#)
To: [pbscommissions](#)
Subject: July 31st meeting on private land ownership hosting campers
Date: Tuesday, July 30, 2024 10:30:25 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Like to introduce myself, Robert Greco, I am co-owner of 200 acre farm in Manchester. Just short history , farm has been in my family since 1920, 124 years and it has been an economic and emotional struggle to keep in the family, especially thru these trying years. Are area is very depressed financially and any income that can help us with our farm and the community is greatly needed. I'm writing you to ask that you vote in favor of allowing private land ownership to host camping to allow for some income to the landowners and the other outlying businesses.

Respectfully Robert Greco

Sent from my iPhone

MEMO**To: Planning Commission****From: Commissioner Jones**

Hello Planning Commission,

I accepted all changes in the Table distributed by Julia in the Table below. Then I used track changes to illustrate how the table could be simplified and slightly modified to reduce some of the parking standards.

Parking is very expensive to build and results in excess impervious surfaces and stormwater issues. Generally, our goal as planners is to “right size” parking for the actual uses. I have seen many good projects abandoned because of the high cost of providing parking.

Additionally, I recommend adding the option for people to request a use permit for an exception from any parking requirement.

Thanks,

Marie

Table 20.180-A – Required Parking	
Residential Uses	Off-Street Parking Spaces Required
Single- and two-family dwellings (See Section 20.048.010 for parking standards for Accessory Dwelling Units)	Two (2) spaces for each unit.
<u>Single- and two-family dwellings</u> <u>Caretakers Unit</u> (See Section 20.048.010 for parking standards for Accessory Dwelling Units) Multi-family dwellings <u>Supportive Housing</u> <u>Transitional Housing</u>	(A) one (1) space per unit for one (1) bedroom, (B) one and one-half (1½) spaces per unit for two (2) bedrooms, (C) two (2) spaces per unit for three (3) or more bedrooms. (B) If residences are in conjunction with a commercial enterprise, residential parking requirements may be waived or modified by the Director. (C) Multifamily development in the R-3 zone shall require one parking space per unit, with visitor parking provided <u>required</u> at the Director's discretion.
Caretaker Units	1 space per unit
Group Residential	1 space per employee, plus 1 per bedroom or 1 per every two beds, whichever is greater
Mobile Home Parks	<u>12</u> spaces for each mobile home space

Table 20.180-A – Required Parking	
Residential Care Facilities, Small Residential Care Facilities, Large Residential Facility, Assisted Living	1 space for every 500 square feet of gross floor area <u>of 1 space for each 5 beds, whichever would yield less-</u>
Residential Care Facilities, Large	1 space for every 500 square feet of gross floor area.
Residential Facility, Assisted Living	1 space per every 3 beds.
Supportive Housing	None beyond the parking required for the residential use type.
Transitional Housing	None beyond the parking required for the residential use type.
Recreational Uses	Off-Street Parking Spaces Required
Places of public assembly with fixed seats. This category includes: auditoriums, exhibit halls, dance halls, places of worship, <u>mortuaries</u> and other buildings used for public assembly.	1 space for every <u>five-four</u> seats, or 1 space for each seven lineal feet of bench seating
Places of public assembly without fixed seats. This category includes: auditoriums, exhibit halls, dance halls, places of worship, and other buildings used for public assembly.	1 space per <u>2100</u> square feet of assembly area
Indoor Recreation Bowling centers	4 spaces for each lane plus one space for each shift employee 1 space for each 400 SF of floor area
Billiard and card rooms	2 spaces for each table
Outdoor Recreation Golf, driving and shooting ranges	Determined by Administrative Permit. 4 spaces per tee, 1 ½ spaces per range stall
Commercial swimming pools	1 space per 100 square feet of pool area (total of water and adjacent deck area)
Skating rinks and commercial recreational areas (e.g., water slides)	1 space for each 100 square feet gross floor area of skating or recreational area
Tennis, handball and racket courts	2 spaces per court, plus one space for each shift employee
Institutional Uses	Off-Street Parking Required
Hospitals	<u>12 spaces</u> per each permanent bed <u>plus 1 space for each 500 square gross floor area.</u>
Convalescent homes and nursing homes	See “Residential Facility, Assisted Living”

Table 20.180-A – Required Parking	
Day care and nursery schools	1 space per 500 square feet of floor area employee
Mortuaries with chapels	1 space for every four seats or one space for each seven lineal feet of bench or pew.
Public, parochial and private elementary schools	1 space for each employee, plus one space for each five students of planned capacity loading area for student pickup
Public, parochial, and private high schools	1 space per employee plus 1 space per 5 students. 6 per classroom plus 1 per 350 square feet of office/administrative area
Colleges, art, craft, music and dancing schools, business, professional and trade schools	1 space for each employee, plus one space for every two students of planned <u>daily</u> capacity
Professional Office Uses	Off-Street Parking Requirements
All professional offices including mMedical, dental, optometry or chiropractic offices and clinics, Banks, lending agencies, financial institutions, governmental institutions, and public utility offices	1 space per 300 gross square feet of floor area, plus 3 spaces per doctor or dentist or similar health professional
Research facilities	1 space per employee, plus one 1 space per 500 gross square feet.
Banks, lending agencies, financial institutions, governmental institutions, and public utility offices (including those with drive-up facilities)Drive throughs	1 space per 300 square feet of gross floor area Drive-up facilities shall have a stacking area for 5 vehicles When part of a mixed-use project, shared parking arrangements are allowed
All other professional offices	1 space per 300 square feet of gross floor area
Retail and Commercial Uses	Off-Street Parking Requirements
General retail sales, repair and services	1 space per 4 300 square feet of gross floor area, including office, storage, restrooms, etc.
Retail sales of large appliances, automobiles, furniture or other similar bulky merchandise	1 space per 500 square feet of gross floor area
Restaurants, bars, taverns, lunchrooms, nightclubs and cocktail lounges	1 space for every 5 (five) 3 three seats or one stall per 250 100 square feet of floor area devoted to dining, whichever is greater
Barber and beauty shops	1 space for each barber chair or beautician station, plus one space for each employee working on the largest shift
Uncovered retail sales area for landscaping nurseries, vehicles and construction materials	1 space for each 1,000 square feet of gross display area, plus one space per employee

Table 20.180-A – Required Parking	
Automotive repair garages	3 spaces for each service bay, plus one space for every employee
Fueling Stations	1 space for each employee
Convenience Stores	1 space for each 1,000 square feet of gross floor area, minimum of 3 spaces
Hotels and motels	1 space for each guestroom, plus two spaces for employees
Bus stations, train depots and other transportation depots	1 space for each employee, plus user parking As determined by the Director
Undefined commercial uses	1 space per 250 square feet of gross floor area, subject to additional spaces depending on the eventual uses
Type of Industrial Use	Off-Street Parking Required
Manufacturing and General Industrial Uses	1 space per 500 square feet of gross floor area for projects up to 10,000 square feet 1 space per 1,000 square feet of gross floor area for projects over 10,000 square feet
Office area within a manufacturing or industrial building	Park per the standard for “All professional offices”
Recycling Collection facility	1 space for each 3,000 square feet of site area, plus 1 additional parking space for each commercial vehicle operated by the facility
Self-storage facility	1 space per 50 units or spaces, plus two spaces for the manager's unit
Warehousing/Distribution and Fulfillment Centers	1 space per 2,500 square feet of warehouse space, plus parking for office per the standard for “All professional offices”
Mixed Use	Off-Street Parking Required
A single unified development or district that incorporates two or more different uses within walking distance of one another.	1 space for each 500 square feet of nonresidential gross floor area and one space for each dwelling unit.

RECEIVED

By James Feenan at 4:12 pm, Jul 30, 2024

From: [sydelle](#)
To: [pbscommissions](#)
Subject: I oppose allowing camping on residential property in the county
Date: Tuesday, July 30, 2024 12:26:34 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

A truly horrible idea that will negatively impact every residential neighborhood in the county.

PLEASE, do NOT allow this camping dreadful idea to pass.

Sydelle Lapidus
Property owner, voter and tax payer

RECEIVED*By James Feenan at 4:12 pm, Jul 30, 2024*

From: [Phyllis Coppage](#)
To: [pbscommissions](#)
Subject: ALLOWING CAMPING
Date: Tuesday, July 30, 2024 12:37:57 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in Mendocino. I am very against allowing camping anywhere besides campgrounds. A few weeks ago a man camping out on a piece of property two doors down from us, appeared at my daughter's door at 3:30 am. He had to open two latches on the gate to get in. He and another fellow were camping out and cooking meals right under a grove of eucalyptus which are very flammable.
I pay my taxes so my vote is a big NO!
Thank you,
Phyllis Coppage

RECEIVED

By James Feenan at 4:13 pm, Jul 30, 2024

From: [Sheryl R](#)
To: [pbscommissions](#)
Subject: Transient Camping
Date: Tuesday, July 30, 2024 3:32:57 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the plan to allow Transient Camping - up to 10 campsites - up to 30 campers in tents, RVs or trailers on a variety of properties in zones RV, R1, R2, R5, R10, UR20 ,UR40, Rangeland, TPZ and Forestland. Please do not allow this to be approved!

PeaceSheryl Swales
15101 Cypress Lane #141
Caspar, California 95420

RECEIVED

By James Feenan at 4:13 pm, Jul 30, 2024

From: [Silver Mangini](#)
To: [pbscommissions](#)
Subject: commercial camping
Date: Tuesday, July 30, 2024 12:38:38 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,, Your idea of new zones for commercial camping is very concerning..
I really want this to not pass. the increase of fire danger alone is
enough to ask you to vote no.. sincerely, Silver Mangini

RECEIVED

By James Feenan at 4:14 pm, Jul 30, 2024

From: [Montybob L](#)
To: [pbscommissions](#)
Subject: Zoning for camping
Date: Tuesday, July 30, 2024 1:33:39 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the county's plan to allow commercial camping on EVERY residentially zoned tract in Mendo County

Sent from my iPhone

RECEIVED

By James Feenan at 4:15 pm, Jul 30, 2024

From: danielle@mcn.org
To: [pbscommissions](#)
Subject: no camping permit.
Date: Tuesday, July 30, 2024 12:42:38 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not vote for camping in our county unless it's in a commercial zone. I have a neighbor who does and it's been one bad insident after another. Fire, drugs, domestic violence.Sheriff was called several times.

ATTACHMENT 5

From: danielle@mcn.org
To: [pbscommissions](#)
Subject: Re: no camping permit.
Date: Tuesday, July 30, 2024 12:43:34 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On 2024-07-30 12:42 pm, danielle@mcn.org wrote:

> Please do not vote for camping in our county unless it's in a
> commercial zone. I have a neighbor who does and it's been one bad
> insident after another. Fire, drugs, domestic violence.Sheriff was
> called several times.

Thank you
Danielle Belinger
Navarro Ridge rd
Albion

RECEIVED

By James Feenan at 4:15 pm, Jul 30, 2024

Dear Sirs/Madam:

It has come to my attention that the Board of Supervisors is entertaining a change to our zoning laws that would allow "Transient Habitation -- Low Intensity Camping" on virtually any property in the rural portions of our county. This idea should be dropped immediately. The potential for environmental destruction resulting from such an idea far outweighs any possible perceived benefit. If for no other reason, I would hope the Board would refuse to open County rural areas to camping because of the danger of fire. We've seen the horrendous effect of fire throughout California; Mendocino County doesn't need to repeat the horror of Paradise, CA and many other small California towns. It would take but a single unattended campfire, a cigarette, a dragged tow chain, a fire cracker, or an act of arson or simple idiocy to destroy thousands of acres along with an untold number of homes. Additionally, many rural homes already have limited water available, campers will only make that situation worse. And where does their garbage go? Do you really think that it will end up at a disposal site rather than alongside our roads or dumped down embankments or tossed into streams? And what of the impact to wildlife due to pollution and/or habitat loss?

The idea of Transient Habitation -- Low Intensity Camping is very poorly conceived. The potential costs far, far, outweigh any assumed benefits. We saw the destruction of our rural areas due to the heavy influx and development of marijuana farming, legal or otherwise, let's make sure that sort of thing doesn't happen again. If you want to get a sense of the negative side of the camping proposal, ask the folks along Highway 128 near Philo if they would want uncontrolled camping in and around their dry grasslands and forests.

I ask you, as an owner of a number of rural properties, do not allow this Transient Habitation exemption to pass. If the argument above isn't enough to convince you of the horrendous and frightening potential, consider the financial effect that multiple lawsuits resulting from a camper-caused fire will have on our County.

David Springer
532 West Street
Fort Bragg, CA 95437

707-357-2302

From: danielle@mcn.org
To: pbscommissions
Subject: no camping permit.
Date: Tuesday, July 30, 2024 12:42:38 PM

#2 ✓

RECEIVED

By James Feenan at 4:15 pm, Jul 30, 2024

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not vote for camping in our county unless it's in a commercial zone. I have a neighbor who does and it's been one bad insident after another. Fire, drugs, domestic violence.Sheriff was called several times.

RECEIVED

By James Feenan at 8:33 am, Jul 31, 2024

From: [Bob Matson](#)
To: [pbscommissions](#)
Subject: Low Intensity camping
Date: Tuesday, July 30, 2024 9:35:27 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone. In the past , the Elk Fire Department has had incidents involving hip camps that we were unaware existed in our district. We have had both fires and medical calls. While we commend the planning commission for the effort to have these private property camps become more legitimate , our department would request an opportunity to offer feedback for their creation. Bob Matson. Fire Chief. Elk Fire Department.

RECEIVED

By James Feenan at 8:34 am, Jul 31, 2024

From: [Shay Peterson](#)
To: [pbscommissions](#)
Subject: Support for low intensity camping
Date: Tuesday, July 30, 2024 11:04:49 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Shay Peterson and I am a resident of Mendocino.

I appreciate the opportunity to submit a public comment and communicate my support for Mendocino County's work on low intensity camping.

My wife was born in Fort Bragg and I have lived here for 30+ years. We currently live on our 5 acre property near the town of Mendocino. I have been hosting campers here on the coast for several years and have had 5 Star reviews throughout our time.

Low intensity camping helps us pay our property taxes and makes it possible for us to make ends meet in addition to us both working full time jobs and working wedding on weekends. Please make it easy for landowners to host a handful of campsites, to earn a little extra money as the cost of living rises and also to share what we have with people who are looking for a private fun and affordable way to visit Mendocino.

This is a great asset to our community, given our tourism based economy and wonderful outdoor environment.

We believe that if Hosts develop and manage their property in a responsible, safe and educational way with the help & guidance from the County's awareness of safe land development, the county and Hosts alike can all succeed.

Please vote today to support a low intensity camping policy that creates reasonable permitting options for local landowners who want to offer a small number of campsites.

Thank you,
Shay & Elizabeth

RECEIVED

By James Feenan at 8:35 am, Jul 31, 2024

From: duneunit@icloud.com
To: [pbscommissions](#)
Subject: transient camping
Date: Wednesday, July 31, 2024 8:06:28 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a home owner on a private county road, I am concerned about the proposal for widespread growth of transient camping without proper infrastructure. Where will possibly 30 campers go to the bathroom and take a shower? What are the implications for ground water? For fire protections if a camper might start a fire? How about the possible additional insurance costs to nearby homeowners? Will understaffed Sheriff's office supervise and protect these encampments? What about potential damage to sensitive habitats and permanent loss of the quiet enjoyment of our residence?

This is a bad idea, under- researched and hasty!

RECEIVED

By Jocelyn Gonzalez -Thies at 12:41 pm, Jul 31, 2024

Dear Mendocino County Planning Commissioners,

My name is Alanna and I am a resident in the Albion area. Thank you for the opportunity to submit a public comment and communicate my support for Mendocino County's work on low intensity camping.

I live with my family on a beautiful rural property near Albion and I support a policy that would allow a small number of campsites on private properties like mine. I am fortunate to live in this incredible place and want to be able to share what I have with visitors and especially with other families. I am invested in the safety and protection of this land and there is no one better to welcome visitors to Mendocino County in a safe and responsible way than landowners like myself who have chosen to make this community home. Please make it easy for landowners to host a handful of campsites, to earn a little extra money and to share what we have with people who are looking for a private and affordable way to visit Mendocino—and remember that hosting campers can help residents like me make ends meet, as the cost of living continues to rise. This is a good thing for our community.

Please vote today to support a low intensity camping policy that creates reasonable permitting options for local landowners who want to offer a small number of campsites.

Thank you,
Alanna Ayres

RECEIVED

By Jocelyn Gonzalez -Thies at 12:47 pm, Jul 31, 2024

From: [pbscommissions](#)
To: [James Feenan](#); [Julia Krog](#); [Jocelyn Gonzalez-Thies](#)
Subject: FW: Low Intensity Camping
Date: Wednesday, July 31, 2024 12:07:44 PM

From: Michael Rees <chief8100@albionfire.com>
Sent: Wednesday, July 31, 2024 11:41 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: Low Intensity Camping

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing in regards to the new proposed Commercial Use Type, Transient Habitation-Low Intensity Camping. Over the past 5+ years our fire district has responded to numerous incidents and complaints at "Hip Camp" locations within our fire district. Although we support the need for some kind regulation of these occupancies, at this time We would like to request a delay of approval of this item until local Fire and EMS agencies can fully weigh in on the impacts and issues that have and may arise with these campsites.

Thank you

Michael Rees
Chief
Albion-Little River Fire Protection District
PO Box 634
Albion, CA 95410
W-707-684-1092
chief8100@albionfire.com

RECEIVED

By Jocelyn Gonzalez -Thies at 12:47 pm, Jul 31, 2024

From: [pbscommissions](#)
To: [James Feenan](#); [Jocelyn Gonzalez-Thies](#); [Julia Krog](#)
Subject: FW: Transient Habitation - Low Intensity Camping
Date: Wednesday, July 31, 2024 12:07:33 PM

From: dale perkins <daleperkins801@gmail.com>
Sent: Wednesday, July 31, 2024 11:14 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: Transient Habitation - Low Intensity Camping

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I understand that there is consideration for allowing transient habitation with up to ten units on a residential property.

I believe we need to do something about our homelessness problems but think this type of decision should be made on a situation-by-situation basis. There is a reason that areas have been zoned as residential and that residential properties have limits of how they can be used - based on water, sewage, and other factors.

I believe we have other areas in the county that could be used for this purpose.

Thank you. Dale Perkins, property owner
18801 Trillium Ln. Fort Bragg, CA 95437

RECEIVED

By Jocelyn Gonzalez -Thies at 12:48 pm, Jul 31, 2024

From: [pbscommissions](#)
To: [Julia Krog](#); [James Feenan](#); [Jocelyn Gonzalez-Thies](#)
Subject: FW: Please VOTE NO on Transient Habitation-Low Intensity Camping!
Date: Wednesday, July 31, 2024 12:07:18 PM

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

From: Chris Kump <ckump@mcn.org>
Sent: Wednesday, July 31, 2024 11:03 AM
To: [pbscommissions](mailto:pbscommissions@mendocinocounty.gov) <pbscommissions@mendocinocounty.gov>
Cc: [bos](mailto:bos@co.mendocino.ca.us) <bos@co.mendocino.ca.us>
Subject: Please VOTE NO on Transient Habitation-Low Intensity Camping!

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

As a property owner on 31500 North Mitchell Creek Road, Fort Bragg Ca., I strongly oppose implementing Transient Housing on every residentially-zoned property throughout Mendocino County.

Mendocino County does not have the resources to protect landowners who choose not to rent space to campers. Who will protect us from a camp fire that gets out of control on an adjacent property. Local law enforcement and fire departments are already overextended. Not to mention the impact of additional water and sewage usage, or the potential costly influence it would likely have on fire insurance rates, especially in the not at all unforeseeable event of a irresponsible campfire-generated wildfire.

I am writing this letter because it has been brought to my attention that you will be voting on this ill-conceived proposal tomorrow, August 1st. I was not notified by the Board of Supervisors or the Planning Commission by mail, nor did I read about it in the local paper. I am appalled that something this controversial would be brought to a binding vote so quickly, without adequate advance notice to residents and taxpayers who could be potentially so negatively affected.

Please reconsider this rash move this before it is too late!

Sincerely,
Chris Kump
31500 North Mitchell Creek Road
Fort Bragg, Ca. 95437
707 964 2030

ATTACHMENT 5

From: [pbscommissions](#)
To: [James Feenan](#); [Julia Krog](#); [Jocelyn Gonzalez-Thies](#)
Subject: FW: 8/1 Public Comment -- Planning Commission Meeting Item #6A
Date: Wednesday, July 31, 2024 12:06:48 PM

From: Cosmo Knoebber <cosmo.knoebber@gmail.com>
Sent: Wednesday, July 31, 2024 10:52 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: 8/1 Public Comment -- Planning Commission Meeting Item #6A

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

My name is Cosmo Knoebber, and I live on TPZ zoned land in Comptche.

My understanding is that one of the few allowable uses of TPZ land is campgrounds! Of course when this language was written into our general plan, no one was thinking of tiny campgrounds with super low impact; they were considering bigger operations.

Similar to logging operations, a bigger campground would require too much bureaucracy to be cost effective. With the cost of environmental impact reports, foresters, permits, infrastructure improvements, and licensed timber operators, there is not much profit in logging a 30 acre parcel.

So what can we do? Small campgrounds is one answer! It's perfect because the land is hardly affected by a few picnic tables, and still "loggable" with little in the way.

My little hipcamp operation generated about 6,500\$ last quarter. I just sent off a check to the tax collector for about 650\$ for the "bed tax". Those funds allow me to keep living how I want to live. And they also help our economically struggling county. With the fishing, logging, and cannabis industries busted, we need to consider alternative income streams. It seems tourism is the one thing we still have, please don't yank that away from us!

I see that one of the main concerns from the public comments is fire. It has been my observation that today's campers are VERY fire aware. Fires are super scary and they are in the news. Nobody wants a forest fire. ESPECIALLY us land owners!! I use hipcamps fireban to let campers know, before arrival, that fires are not allowed during the dry months. Even when it's pouring down rain, and nearly impossible to catch the forest on fire, campers are super nervous of fire. I believe that when a private landowner like myself hosts campers, we are hyper aware of what happens in our space. I don't want my house or anybody else's burnt up!

Today's campers are not the stereotypical campers of days gone by; modern campers tend to be environmentally conscious, low key, and super thankful to those of us who share our land with them. It tends to be a symbiotic relationship we share

with them; they enrich our lives as we do theirs.

Aside from bringing money to private and government hands, hipcamp also brings our beautiful county to the attention of various types of professional people. People who may buy land here, work here, invest here and help us to prosper. I have experienced this when one of my campers fell in love with the region and decided to relocate here. He quit his job with the city of Los Angeles building and planning department and went to work for Mendocino County dept. of building and planning!! Ironically, he was the one who had to turn down my application for a business licence to operate a hipcamp!!!

If I am unable to host a few campers on my land, I have come to the decision to leave this county. There will be nothing left for me here. Just one more "for sale" sign on the Comptche-Ukiah Road.

Respectfully yours,
Cosmo Knoebber

RECEIVED

By James Feenan at 1:24 pm, Jul 31, 2024

From: [Rena](#)
To: [pbscommissions](#)
Subject: Objection
Date: Wednesday, July 31, 2024 12:29:03 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Rena M Kinney, I am a resident of Fort Bragg, California and I would like to express my opposition of the county's plan to allow commercial camping on residentially zoned tracts in Mendo County.

I would ask this to be allowed as a voting measure so the citizens can have their say on the matter in this democratic society since it affects us all.

Rena M. Kinney 32941 Tregoning Dr Fort Bragg, CA 95437

RECEIVED

By James Feenan at 1:24 pm, Jul 31, 2024

From: [Phoebe Graubard](#)
To: [pbscommissions](#)
Subject: Transient Habitation
Date: Wednesday, July 31, 2024 12:59:56 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mendocino County Planning Commission:

I am opposed to the proposed Transient Habitation-Low Intensity Camping for parcels zoned for residential use.
Phoebe Graubard

RECEIVED

By James Feenan at 1:24 pm, Jul 31, 2024

From: [tillie lynn](#)
To: [pbscommissions](#)
Subject: Illegal due process ?
Date: Wednesday, July 31, 2024 9:32:12 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We the people have not received adequate time for input concerning the 'homeless' situation.

Sanitation is an issue

Fire hazards

are an issue

'Not in my backyard' is a major issue.

Town meetings shall be called. Perhaps empty buildings in the town of Fort Bragg could be utilized. Tourism is the #1 asset here. Don't be short sighted. No to your insane proposal.

Nancy Cross

RECEIVED*By James Feenan at 1:25 pm, Jul 31, 2024*

From: [David Silverstone](#)
To: [pbscommissions](#)
Date: Wednesday, July 31, 2024 9:02:00 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

My name is David Silverstone and I am a resident in redwood valley tomki area. Thank you for the opportunity to submit a public comment and communicate my support for Mendocino County's work on low intensity camping. With rising cost-of-living property taxes, and the lack of services and maintenance in rangeland and forest areas residents such as myself should have the right to utilize our property the way we see fit and allow for people to camp on our properties. Mendocino County has regulated so many of our options away and the benefits of living he are dwindling as these options dissipate.

Please do not regulate the landowners of Mendocino County out.

Respectfully

David

ATTACHMENT 5

From: [Julia Krog](#)
To: [pbscommissions](#)
Subject: Fwd: Public comments--Planning Commission Meeting Item #6A
Date: Wednesday, July 31, 2024 2:20:39 PM
Attachments: [icon.png](#)

RECEIVED

By James Feenan at 2:37 pm, Jul 31, 2024

Get [Outlook for iOS](#)

From: Sunny Dunlap <sunnydunlap@gmail.com>
Sent: Wednesday, July 31, 2024 2:17:56 PM
To: Julia Krog <krogj@mendocinocounty.org>
Subject: Public comments--Planning Commission Meeting Item #6A

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I tried to send this and this came back.

Begin forwarded message:

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Subject: Delivery Status Notification (Failure)
Date: July 31, 2024 at 1:35:52 PM PDT
To: sunnydunlap@gmail.com



Message blocked

Your message
to pbscommissions@mendocinocounty.gov has
been blocked. See technical details below for more
information.

The response from the remote server was:

550 permanent failure for one or more recipients
(pbscommissions@mendocinocounty.gov:550 5.4.1 Recipient address rejected:
Access denied. [[DS4PEPF00000172.namprd09.prod](#)..])

Reporting-MTA: dns; [googlemail.com](#)

ATTACHMENT 5

Received-From-MTA: dns; sunnydunlap@gmail.com
Arrival-Date: Wed, 31 Jul 2024 13:35:49 -0700 (PDT)
X-Original-Message-ID: <B955E193-751C-4B22-9531-F51E03ECC93B@gmail.com>

Final-Recipient: rfc822; pbscommissions@mendocinocounty.gov
Action: failed
Status: 4.4.2
Remote-MTA: dns; d300887a.ess.barracudanetworks.com. (209.222.82.253, the server for the domain mendocinocounty.gov.)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (pbscommissions@mendocinocounty.gov:550 5.4.1 Recipient address rejected: Access denied. [DS4PEPF00000172.namprd09.prod..])
Last-Attempt-Date: Wed, 31 Jul 2024 13:35:52 -0700 (PDT)

From: Sunny Dunlap <sunnydunlap@gmail.com>
Subject: Public Comments---Planning Commission Meeting Item #6A
Date: July 31, 2024 at 1:35:28 PM PDT
To: pbscommissions@mendocinocounty.gov

Dear Mendocino County Planning Commissioners,

Thanks you for inviting comments on low intensity camping policy. Living in a rural community, there aren't many job or opportunities to make money. It's so helpful to be able to do something on my land that supplements my income, helps me pay my property taxes, and gives me the financial flexibility to invest in stewardship projects— like fuel management —on my property. As a land owner and community member, I am deeply invested in my property and in my neighbors. This is my home. So I educate my campers about what it means to be fire safe and to recreate responsibly, and I stay up to date on burn bans and other safety notices.

I really love hosting campers here. It has introduced me to people I might never have met otherwise and has brought me a lot of joy. It's also a great thing for our community! When people come to camp here, they ask for my recommendations, go get breakfast in town, and spend their money locally.

Please support the low intensity camping policy and make it easier for residents like me to host a small number of campers. This makes so much sense for Mendocino County.

Thank you,

Sunny Dunlap

RECEIVED

By James Feenan at 2:37 pm, Jul 31, 2024



July 31, 2024

Mendocino County Planning Commission
501 Low Gap Road
Ukiah, California

Re. Agenda Item 6A: Review and consider a recommendation to the Board of Supervisors on proposed adoption of amendments to Division I of Title 20 of Mendocino County Code

Dear Chair Paulin and Mendocino County Planning Commissioners,

Thank you for the opportunity to review and offer comments on Mendocino County's proposed amendments to Division I of Title 20 of Mendocino County Code, specifically the inclusion of Transient Habitation–Low Intensity Camping.

We appreciate the Planning Commission's attention to the benefits and impacts of rural recreation, the thoughtful questions and conversation at the Planning Commission meeting last week, and Planning and Building Services' work on the proposed changes.

We ask that you support a low intensity camping policy that makes it easy for landowners to host a small number of campsites on their properties, for the purpose of creating income diversification opportunities for rural residents and expanding access to the outdoors in Mendocino County.

Hipcamp is proud to partner with a group of landowners in Mendocino County who are invested in seeing the county support small-scale, incidental camping on private property where appropriate. Private landowners have long been welcoming visitors to the county and rely on the income they earn hosting responsible campers to pay their property taxes, make mortgage payments, keep farms economically viable, and invest in stewardship and sustainable management practices on their properties.

Hipcamp is supportive of a policy that would support and manage these activities and ensure county oversight, and we would like to see more landowners able to participate in and benefit from it. With this in mind, we offer the following comments and questions:

Permitting requirements: Low intensity, incidental camping is an impactful but supplemental source of revenue for landowners in Mendocino County. Please support permitting requirements that are financially accessible for landowners and proportional to the low-impact nature of these activities.

- Allowing for a single site with a business license, for example, would give landowners an accessible entry point.

Number of campsites: We recommend considering a one campsite per acre density limit to ensure this is a truly low intensity use. This would still allow for clustering of campsites on a property (which can be particularly important for agricultural operators) but would, for example, limit a 2 acre parcel to 2 campsites and a 3 acre parcel to 3 campsites.

- The proposed setback requirement of 250 feet from an off-site residence will also limit the number of sites on smaller parcels and address the concerns raised last week about impacts to neighbors.

Occupancy: We recommend that the county align their occupancy requirements with those found on public lands and ask that the Planning Commission consider an update to the proposed limit of one tent per campsite.

- The US Forest Service and CA State Parks typically allow group sizes of up to 8 at individual campsites.
- The drafted occupancy limit of 10 campers is not compatible with the proposed limit of one tent per campsite. Even with a lower occupancy limit, only allowing one tent per site would likely exclude families. It would also – when combined with the density limitations and permitting requirements listed in item (A) – prevent landowners who are limited to a single site from hosting, for example, two families that want to camp together.
- From an economic perspective, a limit of one tent per site combined with the updated permitting requirements for even a single site may mean the economic value added by hosting campers will not be enough to cover the start-up costs. These restrictions stand to significantly limit the number of residents able to benefit from this policy.

Hosted sites: We agree that supervision and accountability are important here, and are supportive of the proposed updates to this section.

Site map: Would the site map need to be drawn by an engineer? That may be cost prohibitive for many interested landowners. If the site map does not need to be drawn by an engineer, it may be helpful to clarify that and specify what details need to be included in the plan.

Zooming out, private landowners have an important role to play in connecting people with nature and protecting landscapes and habitat – and the state of California agrees. That is why Governor Newsom’s first-of-its-kind [Outdoors for All Strategy](#), aimed at increasing outdoor access across California, specifically recommends in Priority 1.10 (page 23) that local planning departments partner with private landowners to “implement simple, clear, and accessible permitting pathways to allow for low-impact camping on private property...” We applaud Mendocino County for aligning with this key state strategy to increase outdoor equity.

ATTACHMENT 5

It is in the spirit of our shared goals and vision for outdoor access, rural economic development and land preservation and stewardship that we offer the above comments. Please let us know if we can answer any questions or be supportive of this process in any way.

Thank you,
Cassandra

Senior Manager, Government and Community Relations, Hipcamp, Inc.
cassandra@hipcamp.com

RECEIVED

By James Feenan at 7:23 am, Aug 01, 2024

From: [Bruce Lawrason](#)
To: [pbscommissions](#)
Subject: Transient Habitation
Date: Wednesday, July 31, 2024 5:41:21 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it concerns,

I am a home owner in Mendocino County and, I am against this Transient Habitation proposal. I do not want a “ Low Intensity Campground” in my neighborhood. It is not safe, effective, or beneficial to my community and our District. It will bring in dangerous people, drugs, and garbage. Once this is established there will be no ridding. Even the Governor of California is trying to clean up homeless encampments and that is exactly what this will lead to. Are you trying to run the rest of Californians out. This will decrease our home values and increase insurances. Again, I am AGAINST the Transient Habitation proposal.

Sincerely,

Legal overnight camping coming to your neighborhood?



Yes, if Mendocino Co Planning gets their way.

Please send comments on proposed **Transient Habitation—Low Intensity Camping** for parcels zoned for residential use. Commercial campsites near your home could impact your insurance coverage.

10 campsites with 30 campers in tents, RV's or trailers will bring fire danger, noise, overuse of private roads, poor sanitation, etc. **Send comments to Mendocino County Planning Commission before August 1, 2024.**
Email: pbscommissions@mendocinocounty.gov

projects done.



Concerned citizen of Mendocino County.

RECEIVED*By James Feenan at 7:24 am, Aug 01, 2024*

From: [Christina Jones](#)
To: [pbscommissions](#)
Subject: LOW INTENSITY CAMPING
Date: Wednesday, July 31, 2024 6:00:03 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

My name is Christina Jones, and I am a resident of Anderson Valley. Thank you for the opportunity to submit a public comment and communicate my support for Mendocino County's work on low intensity camping.

I was hosting Hip Camp a few years back before I got shut down. I had a business license for events/services and ran it through that, and paid lots of taxes, and thought I was doing everything right. But I live on a private road that has a road board and they went after all of the vacation homes and my Hip Camp. Sadly.

It was fantastic for my family. I have 25 acres in Philo, I had numerous people come through and were supporting our local economy. I got so many comments from local business that they loved that I was doing it. There are not enough lodging options in Anderson Valley. People need more options. We cannot support the amount of visitors. They go wine tasting and drive under the influence to the coast or Ukiah where there are lodging options. It has always been a scary concern for us locals.

I have grown up in the Anderson Valley. I love it here. I felt so blessed to be able to have some income that was produced from our property. And a wholesome income at that. Hosting families that my son could play with, making new friends. And hosting family and fringes that come to visit. It was all positive.

I live on the property, and had my eye on everything that happened. I didn't allow fires. I kept a tight ship. It was safe for people that wanted a nice quiet place to enjoy the country. That was affordable and private.

Please vote today to support a low intensity camping policy that creates reasonable permitting options for local landowners who want to offer a small number of campsites.

Kind Regards,
Christina Jones

RECEIVED

By James Feenan at 7:24 am, Aug 01, 2024

From: [Gina Salamone](#)
To: [pbscommissions](#)
Subject: Transient camping on residential parcels
Date: Wednesday, July 31, 2024 6:21:19 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Members of the PBS commission:

My husband and I have lived in Mendocino County for 45 years. Our address is 42480 Road 409, Mendocino, Ca. We are urging you to vote nay on the transient camping bill. We believe it will be a hazard to the well-being of residents in terms of traffic, fire danger and noise pollution.

Thank you,
Michael and Gina Salamone

Sent from my iPad

RECEIVED

By James Feenan at 7:25 am, Aug 01, 2024

From: [David Hautala](#)
To: [pbscommissions](#)
Subject: Transient Habitation - Low Intensity Camping
Date: Wednesday, July 31, 2024 6:30:50 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the county proposing undeveloped or under developed campsites in rural or residential areas for transients to stay on a permanent basis ?

Would this be in competition with private and state owned trailer parks and camp grounds at county the taxpayers expense ?

Is the county going to create a whole new staff to, manage, police, clean, dispose of garbage, and protect against wildfire which will surely be a threat ?

What will the cost of this be to the county can't even afford to maintain the county roads ?

The state is the largest landholder along our coast and already has a number of campgrounds similar to these that they maintain, and are in the business of recreation and camping. They are fully staffed to maintain campsites and have the land to provide more if needed. Why would the county ever consider going into competition with them ?

I am adding my voice to my neighbors and friends who think this a very bad idea and certainly would not want a transient camp in their neighborhood.

Respectfully, David Hautala

Sent from my iPad

RECEIVED*By James Feenan at 7:25 am, Aug 01, 2024*

Lisa Davis
2155 Algonkin # A
Chico, CA 95926

To: Mendocino Planning Department.

Subject: Request to Not Restrict Low Impact Camping on My Property
July 30, 2024

Dear Commission:

I am writing to express my concerns regarding the potential restriction of low impact camping on our family property. As a responsible landowner, I believe that allowing limited low impact camping can have numerous benefits for both the local community and the environment. By limited, I suggest 1 or 2 spots per parcel, so there is less impact.

I understand that the county government is considering implementing regulations that may limit or prohibit low impact camping on private properties. While I appreciate the need for regulations to ensure safety and protect the environment, I would like to highlight the advantages of allowing low impact camping on my property.

Low impact camping refers to a form of camping that minimizes environmental impact and promotes sustainable practices. By opening up my property for low impact camping, I aim to provide individuals and families with the opportunity to reconnect with nature, enjoy the beauty of the land, and experience the benefits of outdoor recreation. This can have a positive impact on physical and mental well-being, and promote a deeper appreciation for the natural environment.

Moreover, low impact camping can contribute to the local economy by attracting tourists and outdoor enthusiasts to the area. Visitors who engage in low impact camping often spend money on local goods and services, supporting small businesses and creating additional revenue streams for the community. This can contribute to the growth and development of our region while preserving its natural heritage.

I assure you that I am committed to responsible land stewardship and will take all necessary measures to ensure that low impact camping on my property is conducted in a safe and environmentally-friendly manner. I am fully aware of the importance of fire safety, waste management, and respecting the privacy and rights of neighboring properties. I am willing to work closely with the county government to develop guidelines and protocols that address any potential concerns. We only allow one camper for our 2.5 acre parcel and they can only stay less than 2 weeks. The small income we receive from Hip Camp only puts a dent in the costs of land ownership: property taxes, weed management, road maintenance and WIFI service.

I kindly request that you consider the benefits of low impact camping and reconsider any plans to restrict or prohibit it on private properties. By supporting low impact camping, we can foster a sense of community, promote sustainable tourism, and encourage a greater appreciation for our natural resources.

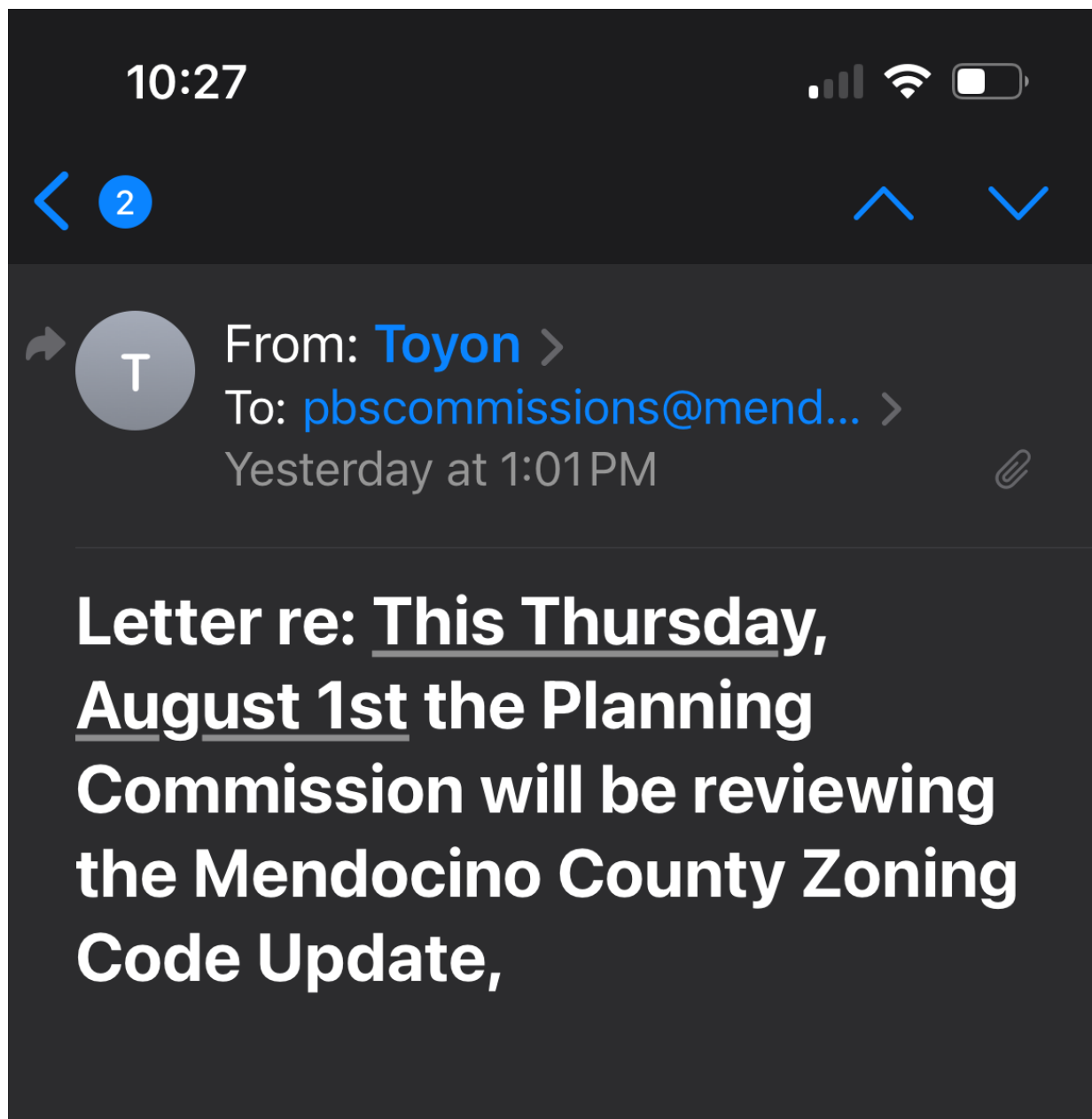
Thank you for your attention to this matter.

Lisa Davis

RECEIVED*By James Feenan at 7:25 am, Aug 01, 2024*

From: Susan Hearne
To: pbscommissions
Subject: Why do you not have my letter??
Date: Wednesday, July 31, 2024 10:31:59 PM
Attachments: [Screenshot from iPhone](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Lisa Davis
2155 Algonkin # A
Chico, CA 95926

To: Mendocino Planning Department.

Subject: Request to Not Restrict Low Impact Camping on My Property
July 30, 2024

Dear Commission:

I am writing to express my concerns regarding the potential restriction of low impact camping on our family property. As a responsible landowner, I believe that allowing limited low impact camping can have numerous benefits for both the local community and the environment. By limited, I suggest 1 or 2 spots per parcel, so there is less impact.

I understand that the county government is considering implementing regulations that may limit or prohibit low impact camping on private properties. While I appreciate the need for regulations to ensure safety and protect the environment, I would like to highlight the advantages of allowing low impact camping on my property.

Low impact camping refers to a form of camping that minimizes environmental impact and promotes sustainable practices. By opening up my property for low impact camping, I aim to provide individuals and families with the opportunity to reconnect with nature, enjoy the beauty of the land, and experience the benefits of outdoor recreation. This can have a positive impact on physical and mental well-being, and promote a deeper appreciation for the natural environment.

Moreover, low impact camping can contribute to the local economy by attracting tourists and outdoor enthusiasts to the area. Visitors who engage in low impact camping often spend money on local goods and services, supporting small businesses and creating additional revenue streams for the community. This can contribute to the growth and development of our region while preserving its natural heritage.

I assure you that I am committed to responsible land stewardship and will take all necessary measures to ensure that low impact camping on my property is conducted in a safe and



Retry of letter sent 7/30/24

Susan Hearne 530-228-5480
Be Well.

RECEIVED

By James Feenan at 7:27 am, Aug 01, 2024

From: jansharon@mcn.org
To: [pbscommissions](#)
Subject: hosting campers in Mendocino county
Date: Thursday, August 1, 2024 12:35:58 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We all live in this beautiful rural county and having small 'Mom & Pop' campgrounds can add to the charm of our area. If the private campgrounds are of small scale, following rules and regulations that are simple and clear and the permitting is reasonable, this can be a big benefit to our area and economy. The revenue received by hosting will go back into the community while adding to the quality of the lives of the hosts. Camping in this way connects people with a different, intimate, experience with nature. It is a plus to what Mendocino County has to offer.

Please approve of small scale campgrounds.

Sharon Peterson
Odom Lane, Fort Bragg

RECEIVED*By James Feenan at 7:27 am, Aug 01, 2024*

From: [Rick Sacks](#)
To: [pbscommissions](#)
Subject: Transient Habitation - Low Density Housing
Date: Thursday, August 1, 2024 5:40:38 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I enjoy having friends that come to visit that want to set up a tent in our yard or bring a trailer able to do that for a couple days. It feels hospitable to invite some rural lifestyle into their lives.

I do not think it proper to alter the density of our community by inviting commercial use of our area.

Renting or trading campsites is like adding vacation rentals. The added taxing of our wells and septic systems, use of private roads, sounds and increase in fire danger are a bad idea.

Please keep our rural zoning just that, and not allow someone to create a backyard campground to change the atmosphere of a neighborhood.

Thank you.

Rick & Megan Sacks
43197 Road 409
Mendocino

RECEIVED*By James Feenan at 8:54 am, Aug 01, 2024*

From: [Annemarie](#)
To: [James Feenan](#); [Julia Krog](#); pbscommission@mendocinocounty.gov
Subject: Transient Habitation - Low Intensity Camping
Date: Thursday, August 1, 2024 8:52:40 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Planning Commission,

The amount of input you have received so far makes it clear that allowing transient habitation with up to ten units on a residential property needs to be evaluated on a parcel by parcel (situation-by-situation) basis. I believe we need to do something about our homelessness problem.

Our county has no money to mow the sides of the roads, the roads are full of potholes. Several of our roads are dead end roads like the Albion Ridge Road, Navarro Ridge Road, etc. We have a big fire danger, insurances are dropping many homeowner's policies. We have many older bridges and Caltrans is doing construction in many places which hinders timely emergency help. Alone the Albion River Bridge might be removed and replaced with a new bridge which could take anywhere between 3-5 years with some complete closures which would force all traffic south of Albion to go to Ukiah and Fort Bragg and Mendocino and Little River via 128, 253, 101, and Hwy 20 and Hwy 1. Water, sewage, and other factors also need to be looked at.

Albion has fought successfully to not allow a short term rental in Albion. There are hip camps in Albion, and one of these had to be shut down as it had no permit.

There is a reason that areas have been zoned as residential and that residential properties have limits of how they can be used. I believe we have other areas in the county that could be used for this purpose. Thank you very much for looking into this further.

Sincerely, Annemarie Weibel

Taxpayer and property owner of Albion property

RECEIVED*By Jocelyn Gonzalez -Thies at 2:07 pm, Aug 01, 2024*

From: [Elias Reitz](#)
To: [pbscommissions](#)
Subject: I'm a local hip camp host!
Date: Thursday, August 1, 2024 10:51:34 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello there! We need to continue to do all that we can to make it easy and fun for visitors to come to our county! The guests are almost all affluent and from the bay area. They visit all the local sites and spend money at the local businesses. This is greatly needed in a county that has struggled for years with little to no opportunities for younger people, little to no jobs, a struggling local economy.

I understand the concern of removing affordable local housing. I have offered my property to local renters in the past years and to be honest have had really bad experiences. I've had tenants go to jail, be on drugs and leave my spaces completely destroyed. The hip camp guests are ALL respectable and clean, because through the company they are held accountable because if they get bad ratings, they won't be allowed to come.

I need this income to be able to survive in this county. If I can't continue to host campers, i'll have to put my property up for sale and move to a more affordable place.

Thanks for your consideration.

Eli

RECEIVED*By Jocelyn Gonzalez -Thies at 2:08 pm, Aug 01, 2024*

From: gibney@mcn.org
To: [pbscommissions](#)
Subject: Legal overnight camping
Date: Thursday, August 1, 2024 12:07:50 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mendocino County Planning Commission
Re. Legal overnight camping

I've just become aware of your plan of legal overnight camping. The information I received is not enough. Will these campsites be monitored by a person who is staying there? Will accommodations be made in the form of bathrooms and large trash bins? Will there be someone to maintain these things?

As a person who travels with a recreational vehicle, I've seen what happens to areas where people have decided to stop and stay for a while. If they are tenting, the entire outdoors is their bathroom. Often the area is littered with trash they have failed to pick up. Of course, this isn't everyone, but it only takes a couple of people. With camping comes fire danger. Not everyone is aware of the laws regarding fire.

There is also the insurance issue. In this time of hard-to-get insurance for homes and property, we are lucky to find a company to cover our house and property. I'm not interested in adding a new difficulty that would bring our bill up even higher or getting canceled entirely.

Please don't let this happen. People on the road should plan accordingly and make plans so they can reach the many campgrounds that are already in existence.

Sincerely,
Bill and Kathleen Gibney

RECEIVED

By Jocelyn Gonzalez -Thies at 2:08 pm, Aug 01, 2024

From: [Kim Obermeyer](#)
To: [pbscommissions](#)
Subject: Low density camping
Date: Thursday, August 1, 2024 12:17:21 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a property owner and resident of Little River. I support low density camping on private property. It help pay property taxes and there's not much opportunity in this county anymore.

Thanks

Kim Obermeyer

RECEIVED

By Jocelyn Gonzalez -Thies at 2:09 pm, Aug 01, 2024

From: Amy@WCPlan.com
To: pbscommissions
Cc: [Julia Krog](#); [James Feenan](#)
Subject: Today's Planning Commission hearing - public comment, when will we be able to comment?
Date: Thursday, August 1, 2024 1:00:10 PM
Attachments: [Signature Screen Shot - 2024-08-01 1:00:10 PM.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

It would be good for the public to be able to comment while we're still on these particulate Sections before we get to far away from the subject matters.

Thanks!
Amy

Amy Wynn, Principal Planner
Wynn Coastal Planning & Biology
703 North Main Street
Fort Bragg, CA 95437
ph: 707-964-2537
fax: 707-964-2622
www.WCPlan.com



Disclaimer

The information contained in this message and any attachments may be privileged, confidential and protected from disclosure. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error, please notify us immediately then permanently delete the email. Thank you.

RECEIVED

By James Feenan at 7:36 am, Aug 02, 2024

VICTOR HOLANDA
DIRECTOR

8/1/24 Received during Meeting

TELEPHONE
707-468-4281

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
 MAILING ADDRESS: COURTHOUSE
 UKIAH, CALIFORNIA 95482

LAND USE PERMIT

Major Use Permit #U 4-83

OWNER:

ROUND MOUNTAIN COOPERATIVE COMMUNITY, INC.
 1201 Parducci Road
 Ukiah, CA 95482

AGENT:

Bruce Carroll
 1201 Parducci Road
 Ukiah, CA 95482

REQUEST:

Use permit to legitimize illegal structures and
 a variance to maximum 150 foot distance between
 main dwelling and detached bedrooms

Planning Commission Action: Approved Date: May 19, 1983; Condition D-1
 clarified June 21, 1984

Conditions:

A. Conditions to be met within 30 days:

1. The applicants shall make application to the Health Department and Building Inspection Division of the Planning and Building Services Department to acquire the necessary and proper permits.

B. Conditions to be met within six months:

1. That the requirements set forth on page one (1) in the letter from the Department of Forestry dated January 31, 1983, be adhered to. Said letter being on file in the office of the Mendocino County Planning and Building Services Department. The applicant shall provide a stand pipe connected to the 6 1/2 inch main at the main house (#17) to provide available water for fire protection. The applicant shall make water available at the swimming pool during dry summer months for fire protection. The applicant shall provide either 3,000 gallons of water storage for fire protection at the site of structures 23 through 28 or if feasible run a line directly from the pond with proper stand pipe for fire truck hook-up.



ATTACHMENT 5

LAND USE PERMIT
Page 2

#U 4-83

C. Conditions to be met within one (1) year:

1. That the applicants complete the work required by the Health Department and the Building Inspection Division of the Planning and Building Services Department.

D. Conditions to be met for the duration of this permit.

1. That structures Number 6, 9, 19, 26, and 27 are precode; approval to be given to structures 1, 2, 4, 5, 13, 16, 20, 23, 24, 25, and 28. Structures 10 and 11 which are converted vehicles shall be removed and replaced with detached bedrooms under the Class K code.
2. That structures Number 4, and Number 5 be split apart.
3. That this permit shall not be valid until such time as a Land Use Permit form is signed by the owner (or authorized agent) and the Zoning Administrator.
4. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Chapter 20 of the Mendocino County Code unless modified by conditions of the Use Permit.
5. That the application along with the supplemental exhibits and related material be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Planning Commission.
6. That this permit be subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
7. The applicant shall prepare and submit a parking and circulation plan subject to approval of the Planning Department.
8. That the access road from the entrance to building number 18 including the parking area be treated with a dust suppressant and maintained in such a manner as to insure minimum dust generation subject to Air Pollution Control dust regulations.
9. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one (1) or more of the following grounds:
 - a. That such permit was obtained or extended by fraud.

ATTACHMENT 5

LAND USE PERMIT
Page 3

#U 4-83

- b. That one or more of the conditions upon which such permit was granted have been violated.
- c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.

Any such revocation shall proceed as specified in Article XLVII, Mendocino County Code (Use Permits).

- 10. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

Owner's Statement: I am the owner of the property subject to this permit (or his authorized agent) and I hereby certify that I have reviewed the attached conditions and will establish and continue the use in compliance with the specified conditions and applicable sections of Mendocino County Code. I further grant permission for County Staff to enter upon the premises for which the permit is issued to verify compliance with the required conditions.

Round Mountain Cooperative Community, Inc.

by Dan Carroll Secretary

by Melvin Gavratos

9-22-84
Date

Planning Department Statement: I hereby certify that conditions of Section A of this permit have been met and that this permit is deemed by the Planning Department to be a valid permit subject to all the conditions of approval attached.

Signed

Date

Planning Department Statement: I hereby certify that conditions of Section B of this permit have been met and that this permit is deemed by the Planning Department to be a valid permit subject to all the conditions of approval attached.

Signed

Date

DAW

ATTACHMENT 5

CHUCK MORSE
Agricultural Commissioner
Sealer of Weights & Measures

E-MAIL:
morsec@co.mendocino.ca.us

TELEPHONE
(707) 234-6830



COUNTY OF MENDOCINO
DEPARTMENT OF AGRICULTURE
890 N BUSH STREET
UKIAH, CALIFORNIA 95482

DIANE CURRY
Assistant Agricultural Commissioner
Assistant Sealer of Weights & Measures

E-MAIL:
curryd@co.mendocino.ca.us

FAX
(707) 463-0240

April 28, 2015

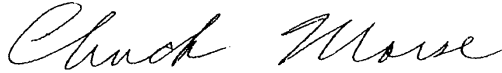
TO: Mr. Lee Howard
FROM: Chuck Morse, Agricultural Commissioner
RE: Dust damage to crops

Dear Mr. Howard,

The impacts that dust can have on agricultural crops varies, depending on severity and the particular crop. A 2011 article in Western Farm Press pointed to some possible impacts from dust settling on crops, such as plant tissue shading and reduced photosynthesis, possible trace elements in the dust that may be phytotoxic to plants, and the wicking of surface moisture by large quantities of dust that would reduce the amount of water available for plant growth. Dust can clog the stomate cells in green plant tissue, which would hinder normal plant respiration and growth. In trees and vines, dust is a major concern, as it can transport and exacerbate mite populations on these crops, in addition to the previously mentioned effects. Farmers that farm next to dirt roads are subject to dust settling on their crops and typically have some level of reduced yield as a result.

To mitigate the possible negative effects that dust can cause to crops, a few options exist. Fundamentally, the traffic must travel at very reduced speeds (3 MPH) to not generate dust. I live and farm on both side of a dirt road and I know this is nearly impossible to achieve. The other alternative that is used fairly regularly is to treat the surface of the road with a dust suppressant. These products are readily available locally. To prevent damage to your crops, I would recommend that dust suppression treatments be applied to the dirt roads in proximity to your crop.

Sincerely,



Chuck Morse
Agricultural Commissioner

ATTACHMENT 5

From: [Christine Schomer](#)
To: [pbscommissions](#)
Subject: limited use campgrounds
Date: Friday, August 2, 2024 11:17:52 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against including campgrounds in residential neighborhoods, commercial or limited use. I live where I live because I prefer low density housing. This would destroy quiet, peaceful and safe neighborhoods.

No!

Christine Schomer
home owner in a RR-2 neighborhood

REVIEWED*By James Feenan at 9:07 am, Aug 05, 2024*

From: [Tricia Priano Kump](#)
To: [pbscommissions](#)
Cc: [bos](#)
Subject: Fwd: NO to TRANSIENT HABITATION-LOW INTENSITY CAMPING- allowing camping on residential property-
Date: Friday, August 2, 2024 11:37:26 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I did not see this letter (below) posted on your website. Did I miss the posting? However, I did notice my husband Chris Kump's letter. Please let me know if I just missed it.

I want to be sure that I am on the record saying NO. I am very opposed to this change in the General Plan.

Thank you.
 Tricia Kump

Begin forwarded message:

From: Tricia Priano Kump <tripri@mcn.org>
Date: July 31, 2024 at 9:56:39 AM PDT
To: pbscommissions@mendocinocounty.gov
Cc: bos@co.mendocino.ca.us
Subject: NO to TRANSIENT HABITATION-LOW INTENSITY CAMPING- allowing camping on residential property-

To Whom It May Concern:

As a property owner on 31650 North Mitchell Creek Road, Fort Bragg Ca. I strongly oppose implementing Transient Housing on every residentially zoned property throughout Mendocino County.

Mendocino County does not have the capability to protect the landowner who chooses not to rent space to campers. Who will protect them from a camp fire that gets out of control, or when the campers are partying until 2 in the morning, keeping the resident from sleeping. Who do we call? The police, sheriff's and fire departments are already overtaxed. What about the draw down of water, let alone sewage impact.

And what impact will this cause to the legitimate campgrounds around the county?

Frankly, I am writing this letter quickly because I understand August 1 is when you will be voting. I was not notified by the Board of Supervisors or the Planning Commission by mail. I did not read about this in the paper either. I am appalled

that something this significant can be voted on mostly without public knowledge.

In my opinion, this is an ill-conceived amendment. Please rethink this before it is too late!

Sincerely,
Patricia Kump
31650 North Mitchell Creek Road
Fort Bragg, Ca. 95437
707 964 2030

RECEIVED*By James Feenan at 9:08 am, Aug 05, 2024*

From: [Patty Joslyn](#)
To: [pbscommissions](#)
Subject: Overnight long term parking with no place to poop! Glass Beach, Fort Bragg, CA
Date: Saturday, August 3, 2024 7:55:27 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live on Glass Beach Drive, and the campers, vans, and cars have multiplied as long-term overnights arrive and stay on. Sadly, along with these vehicles comes lots of poop (mostly human, but quite a bit of dog as well). This is a public health issue. There is also the risk of fire to the tall grass field that separates the neighborhood from Pudding Creek.

The city of Fort Bragg suggests they will be putting up signage to curb the overnight users.

We sympathize with the situation, yet the health and safety issues outweigh the use of this location.

The few large campers run their generators at all hours, and the guests who come and go aren't always as well-behaved.

Thank you for your concern.
Patty Joslyn and Larry Babic
Patty's cell # 802-477-2440

all is connected to the divine.
any given moment is a place of blessing.

www.22pearls.blogspot.com
www.22pearls.org

ISBN for ru mi nate
#978-0-692-82310-1

RECEIVED

By James Feenan at 9:08 am, Aug 05, 2024

From: [Sarah Quentin](#)
To: [pbscommissions](#)
Subject: Campsites
Date: Sunday, August 4, 2024 6:04:11 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commission,

I am emphatically against the Commercial 'low intensity' (10 campsites and 30 people), campgrounds being proposed in the General Plan.

The campsites will create an increase in fire danger to our homes, decrease ground water for our wells, create more noise, potentially increase crime in our neighborhoods, and decrease property values.

Please support our taxpaying property owners and do not allow this plan to pass.

Thank you,
Sarah Quentin
Inglenook, Fort Bragg resident

RECEIVED

By James Feenan at 9:09 am, Aug 05, 2024

From: [Ryan](#)
To: [pbscommissions](#)
Subject: Planned camp sites in Inglenook
Date: Sunday, August 4, 2024 8:20:41 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I'm working to express my strongest opposition to the campsite plans that are being made in my neighborhood. I have seen no impact studies performed and it appears this decision is being rushed through without any input from those who currently live in the neighborhood and will be the most strongly impacted. Between the possible environmental impact of campsites next to a riverbed, the dramatic increase in fire danger, and the possibility of crime and property value loss, I believe this entire process should be at least slowed down and opened for public meeting and comment, if not cancelled entirely.

I am a registered nurse who has been working as a traveler in the emergency department here on and off for seven years, and I decided to make this place my home earlier this year, and I chose this particular neighborhood specifically for the peace and quiet it gave me, and now, only a few months later, that peace and quiet is being threatened. This proposal should be fought against with every possible legal means, and I intend to do that.

Please feel free to reply with any information you have which addresses my concerns.

Thank you,

Ryan Eury

RECEIVED

By James Feenan at 9:09 am, Aug 05, 2024

From: [Geisty Bear](#)
To: [pbscommissions](#)
Subject: Public Comment Save Hipcamp
Date: Thursday, August 1, 2024 9:03:07 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are running out of options as citizens. Actual unemployment is at 23%. The cannabis industry has been smothered by top heavy regulation and now we are under attack in our limited remaining options. Please do not burden us with more restrictions. Do not take our freedom to work and provide locals and visitors with access to nature.

Geisty Majique Drone Pilot

RECEIVED*By James Feenan at 4:18 pm, Aug 06, 2024*

From: [Howard Pollack](#)
To: [pbscommissions](#); [Dan Gierde](#); [Glenn McGourty](#); [Mo Mulheren](#); [John Haschak](#); [Ted Williams](#); [bos](#)
Subject: Plan to allow "low intensity camping"
Date: Monday, August 5, 2024 3:44:17 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

The proposed plan to allow "low intensity camping" is incredibly ill conceived. It seems not to take into consideration many issues, including but not limited to:

- increased fire danger
- sanitation
- wear and tear on the already worn roads,
- public safety (understaffed sheriff departments)
- loss of privacy for residents in the vicinity of new campsites
- increased traffic around private homes
- environmental degradation
- water shortages in many locations
- etc.

Additionally this seems to be being rushed with a comment deadline of August 15. Why are there no public hearings? This issue is paramount. Who stands to benefit from this- certainly not the residents of Mendocino County! Please call this to a halt!

--

Howard Pollack

RECEIVED*By James Feenan at 4:18 pm, Aug 06, 2024*

From: [Steve Weingarten](#)
To: [pbscommissions](#)
Subject: Transient occupation of private lands in Mendocino County.
Date: Monday, August 5, 2024 8:39:14 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

Having just read the proposal to allow campers and those in RV's essentially to flood private parcels in all sorts of places throughout the county, I find myself surprised by the lack of consideration given the those who live in private neighborhoods and have a belief that their homes deserve to be treated with a sense of privacy and sanctuary. Is this about economic opportunity, like for those who operate Air B and B's? Well, this proposal dodges any meaningful form of accountability, either by the county or on behalf of neighbors who want no part of this scheme. Do local law enforcement officials agree with this proposal? Do they mind that a meaningful chunk of their upcoming time during vacation months up here is going to be taken up by dealing with much larger numbers of so-called 'transients' who are burdening neighborhoods with after-hours 'party' issues? The county is already well behind on the most basic of road and infrastructure issues. Budgeting for dealing with an increased accumulation of people on wheels will impact the county. Impacts will also come in the form of noise and garbage and basic sanitation and inevitably clueless people who are not in tune with the the notion that their 40-foot Winnebago is parked on the lawn of a neighbor who wakes up to shockingly find it there one morning. Is the county going to reimburse people who are wronged by damage caused by such behavior? Or do you just anticipate there will be a dramatic uptick in the number of small claims actions taken following party time in the county? And then you call it good?

I've lived on my property, in the house I built, since 1987. I've always paid my taxes. I will continue to do so. And as a person in this category, I have to tell you that I find this proposal in stunning disregard of neighborhoods and privacy and the simplest forms of respect due to those who value the simplest of assumed rights. Please make note that I strongly oppose this poorly thought-out proposal

Sincerely, Steve Weingarten. Property owner in this county for 37 years.

RECEIVED

By James Feenan at 4:19 pm, Aug 06, 2024

From: [John Gallo](#)
To: [pbscommissions](#)
Subject: Camping ordinance
Date: Monday, August 5, 2024 9:35:04 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I think that the proposed camping ordinance could have profound implications on our communities and I think it deserves a thorough impact review.

Thank you,

John Gallo
Senior Scientist
Mendocino, CA

--

John A. Gallo, Ph.D.
Life Scientist and Geographer

RECEIVED

By James Feenan at 4:20 pm, Aug 06, 2024

From: [Christine Franks](#)
To: [pbscommissions](#)
Subject: Transient camping
Date: Tuesday, August 6, 2024 11:13:19 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the board,

It is inconceivable that unorganized and unsupervised camping would even be considered in residential zones or any other zones in our county. There are myriad reasons why this is objectionable and dangerous, and these are just a few:

Fire danger

Garbage collection

Impact on roads

Disturbances to residents

Insurance issues for residents (due to potential fires and other destructive potentialities)

Lack of oversight and accountability

We have been properties owners since 1987 and cherish our rural community. We are also avid campers and have seen how a few but sadly growing number of campers are completely unaware or dismissive of common courtesy, safety rules, and ecological impacts of improper disposition of trash. We strongly urge you not to implement these dangerous and ill-considered changes.

Christine and Joel Franks

Sent from my iPad

RECEIVED*By James Feenan at 3:34 pm, Aug 07, 2024*

From: [Judy Detrick](#)
To: [pbscommissions](#)
Subject: Transient Habitation
Date: Wednesday, August 7, 2024 3:29:40 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to voice my opposition to the proposed Commercial Low Density Camp sites to be allowed in the updated General Plan for parcels zoned R1, R2, R5, R10, UR40 Rangeland, TPZ and Forestland. I am assuming this would not include your own neighborhoods. I am unaware of any so called benefits in allowing this change. The problems are many.

I have owned my 12 acre property on Road 409 (on the coast) since 1975. Since that time I have seen my road used for far more than ways in and out of my home. Road 409 is already being negatively impacted by visitors and locals speeding up and down 409 going to and from the the events at the woodlands, the swimming hole, the gun firing range, and the biking and hiking trails, not to mention necessary dump traffic. The road is taking a beating, and residents are dismayed.

Allowing this change to the General Plan is not taking into account likely fire hazards, insurance issues, sanitation issues, water issues, refuse issues, trespassing issues, and wear and tear of the roads. It will certainly have a negative impact on residents with regard to noise and privacy. The county has no right to inflict this invasion of my privacy upon me or my neighbors.

I don't know who will oversee these camp sites, and what the 'rules' might entail. At least do some preliminary reports on the impact these sites will have on the above mentioned things. I am appalled by such a short-sighted idea.

I own my property outright, pay my taxes, and I vote. Please do not allow this to happen in our county.

Judy Detrick
42300 Road 409

RECEIVED*By James Feenan at 9:27 am, Aug 12, 2024*

From: [Michael Ross](#)
To: [pbscommissions](#)
Subject: Fwd: Commercial low density camping
Date: Friday, August 9, 2024 11:39:47 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded Message -----

Subject: Commercial low density camping
Date: Fri, 9 Aug 2024 09:09:30 -0700
From: Michael Ross <mross@mcn.org>
To: pbscommissions@mendocinocounty.gov

I oppose the proposal to allow commercial low density camping throughout Mendocino county. If this is enacted, it will be to the detriment of all residents and the environment. There is no feasible way to enforce or police the proposed limit of 10 'camp' sites; 3 'campers'; and limited duration of stay. There is also no possible way to enforce the requirement for sanitary facilities (i.e. portable, rented outhouses). Allowing trailers and motor homes is in practice giving the green light for anyone to have to a mini trailer park.

Of course some who would have low density camping are responsible and considerate and would manage their enterprise responsibly, there are many who would not. These latter -- and there are many -- would only be interested in collecting camping fees. It's a certainty there would be little or no screening of 'campers'. With profit as a motive, it's also a certainty the requirement for proper sanitation would be ignored. At best, a hole in the ground would substitute and at worst, the nearby woods or a convenient stream will be used.

The practical result is that we will have distributed throughout the county many poorly managed trailer parks. With no practical way to enforce the time limit on length of stay, many of the 'campers' will become long term residents. As this becomes widely known, we can look forward to an influx of large numbers of undesirables -- drug people, drunks, general degenerates as well as hard core criminal types. This is NOT should be encouraged!

Please do not allow this.

Sincerely,

Michael R. Ross

RECEIVED*By James Feenan at 9:32 am, Aug 12, 2024*

From: [chuck dunbar](#)
To: [pbscommissions](#)
Subject: Proposal: Low Intensity Camping--Citizen Feedback for August 15, 2024 Meeting
Date: Friday, August 9, 2024 6:23:06 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Proposal: Sec. 20.176.020 Low Intensity Camping

To Whom It May Concern:

We write as citizens and taxpayers of Mendocino County, living in a semi-rural neighborhood just south of Fort Bragg. We are concerned and troubled by numerous issues as to this proposal. We oppose this proposal, especially as it relates to residential areas and zoning. A number of citizens have written to you already about their similar concerns. We share these concerns and will highlight several here:

First, we note that this proposal seems not widely known or publicized to County citizens. We hope that before this proposal moves ahead, some better means of widely informing citizens can be employed.

We live in our own home, built 20 years ago, on a one-way access road approximately one mile in length. We have a road association that cares for our road. It is a peaceful, quiet road with little traffic. Should one or more camping sites, per this proposal, be developed here, the rural quality of our road would be degraded significantly.

Our home, and those of our neighbors, are in a forested area, with older growth trees and brush that potentially put our area at risk of wild fires. Adding camp grounds to our residential area, with uncertain supervision, and campers whose care and caution about fires might well be in question, greatly worries us. We note also that several fire department staff from small, rural areas have responded with concerns as to this proposal.

As we all know, we are in uncertain times as to local wells and water supplies. Such camping sites would clearly add more strain to such critical supplies.

While this proposal has been amended to specify the necessity of a host at all times during camping use, no means of enforcement are specified. It is clear that the County would not be able to do so, with current lack of staffing in many areas. While some hosts would take this responsibility seriously, no doubt others would not be so diligent, leaving camp sites improperly supervised, never a safe circumstance in a number of ways. Campers, for all kinds of safety and security issues, must be well-supervised. This proposal does not provide for such in real-world, certifiable fashion.

This proposal does not include information as to due diligence in planning, such as obtaining feedback from law enforcement and fire departments, or assessments of impact on quality of life in rural residential areas. The possible negative impacts in many areas are not addressed. We also question whether issues of financial liability for dangerous activities and associated damage and harm related to camping activities have been given sufficient thought. These issues are all important to County citizens, especially as to safety issues.

We do fully support any efforts in our small County regarding an increase of affordable, permanent housing. That need for County residents is a critical one and must be addressed. This proposal, for those visiting our area, is surely low priority by contrast.

Again, we oppose this proposal and trust that you will take all feedback given you, from us and many other citizens, with all due respect. Please, we ask you bluntly, place this ill-advised proposal in the dustbin.

Eileen Bohannon and Chuck Dunbar, Mendocino County residents and taxpayers for a combined nearly 90

years.

RECEIVED*By James Feenan at 9:34 am, Aug 12, 2024*

From: [Jeanette Jacobi](#)
To: [pbscommissions](#)
Subject: Campsites in rural neighborhoods
Date: Saturday, August 10, 2024 6:18:14 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

We have a house in the Inglenook area and are very concerned about this Campsite proposal.

We have witnessed a spectacular failure in Pacifica, CA. There was an Apartment complex that was falling off a cliff by the ocean. The owner allowed some of the tenants to move onto his property and reside in trailers. The property was located in the back of Lindamar Valley. The city of Pacifica spent Millions to clean up San Pedro Creek and all of a sudden, the E coli and other pollutants in the creek were astronomical. The entire Lindamar Beach became one of the most polluted Beaches in California. They traced a lot of the pollution back to the fact that the encampment at Millwood Ranch had no proper sanitation and some of the people dug holes under their trailers to dispose of their waste. The owner of Millwood ranch also had horses on the property, and we had several of his boarders move to our ranch because of crime. The kids found needles and even a buried gun in the riding arena. There were reports of all kinds of 911 calls, anything from domestic issues to theft, etc. All this happened in a suburban area with a police station 5 minutes away. If you have campsites that are half an hour away from law enforcement/ fire protection, you might get all kinds of problems. The fire danger is extreme, and our homeowner's insurances will be canceled. The information I read said that the owner can be 1 hour away from the campsite. A lot can happen in 1 hour.

Please keep camping confined to properly managed areas with waste facilities and supervision, for everyone's safety.

This privately run small campsite proposal is a really bad idea and will put a huge burden on the neighborhood.

Sincerely

Patrick Chase & Jeanette Jacobi, 33661 Simpson Rd. Fort Bragg, Ca 95437

RECEIVED

By James Feenan at 9:36 am, Aug 12, 2024

From: [Janice Sullivan](#)
To: [pbscommissions](#)
Subject: Low intensity camping
Date: Sunday, August 11, 2024 9:14:11 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am vehemently opposed to low intensity camping in residential areas. There are numerous reasons not to adopt this- most importantly public safety, fire, sanitation, noise, safety for humans and pets, traffic congestion, deterioration of roads. I could go on and on. Who will enforce rules? No one!

DONOT adopt such a ridiculous idea!

Janice Sullivan

Fort Bragg

Sent from my iPhone

RECEIVED

By James Feenan at 9:37 am, Aug 12, 2024

From: [Daney Dawson](#)
To: [pbscommissions](#)
Subject: Transient camping
Date: Sunday, August 11, 2024 10:47:33 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners;

I strongly oppose the plan to allow transient camping on residential properties in Mendocino county. I believe that this proposal is an ill-conceived, perhaps knee-jerk approach to solving the homelessness problem. But allowing this scope of widespread transient camping is not the solution, and could create more problems than it solves.

The obvious Elephant-in-the-room is the danger of wildfires, which is real and omnipresent. Other issues are noise, garbage, water quantity and quality, traffic, lack of infrastructure, lack of emergency services, to name a few.

Please reject this plan and start over with a more sensible plan, such as allowing camping on public lands with commercial zoning which are closer to services.

Thank you

Daney Dawson

Caspar

RECEIVED*By James Feenan at 9:40 am, Aug 12, 2024*

From: [Carla Sarvis](#)
To: [pbscommissions](#)
Subject: PUBLIC COMMENT-Transient and camper housing
Date: Sunday, August 11, 2024 11:56:27 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. I live in Cleone in a rural area where there is a lot of bone-dry grass, trees and overgrown low-lying vegetation. Your proposal to allow campers, RV's, tents, and cars on PRIVATE RESIDENTIAL ROADS and LAND is terribly thought out.. It is irresponsible, extremely risky and fool-hardy. We strongly OPPOSE this proposal.

Who will stop people from smoking in bone-dry grass? Who will deal with an out-of-control camp-fire? Who will pick up after strewn garbage and dog and human feces? Who will keep the noise level down? What about our limited water supply? Who will repair our roads? What policies do you have in place for any oversight, sanitation, road maintenance, water, security, policing and cleaning up??? What about our property values and insurance? What about our peace and sense of wellbeing? Did you consider that there are bears in some neighborhoods?

We just had to ask "campers" to leave the other day and it was an unpleasant experience. We live off of a non-city maintained road...it is private. **Residencies should not be asked to burden such risks because some landowners wish to make additional income.**

This is totally unreasonable and quite frankly, a dangerous plan. Please reconsider and reject this proposal.

Thank you.

Carla Sarvis
Cleone CA 95437

RECEIVED

By James Feenan at 9:42 am, Aug 12, 2024

From: [marge](#)
To: [pbscommissions](#)
Subject: Fwd: Hip Camp proposal
Date: Sunday, August 11, 2024 12:24:13 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

Subject: Hip Camp proposal
From: marge <marge@mcn.org>
Sent: Sunday, August 11, 2024, 12:22 PM
To: gjerde@mendocinocounty.org
CC:

We stand I opposition to the Hip Camp proposal to amend zoning regulations in Mendocino County based on water consumption, sewage protection, noise pollution, fire safety and added traffic to our overburden county roads.

Please consider the property owners of your county decreasing the value of their properties due to all of the above mentioned.

Thank you for your consideration.

Respectfully,

Carl and Marge Wilson,
Mendocino Co. property owners

RECEIVED

By James Feenan at 9:43 am, Aug 12, 2024

From: [Barbara Williams](#)
To: [pbscommissions](#)
Subject: Low Intensity Camping
Date: Sunday, August 11, 2024 4:42:55 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

The proposed amendment to Mendocino County Zoning Ordinance Title 20, Div 1, Article 1.1, Page 2, Paragraph 5 to allow "low intensity camping" is ill conceived and then some. Have considerations been taken to include:

Increased fire danger resulting in increased personnel and equipment. (Have meetings been held with all County Fire Chiefs?)

How would it affect Homeowners struggling with increased fire insurance costs and some who struggle to even get coverage?

Low Intensity Camping would leave road usage high, sanitation questionable, a possible water use shortage and sensitive riparian habitat in peril.

Public Safety: Our Sheriff Department seems to be understaffed and LIC would only contribute to diminished public safety.

Loss of Privacy for neighbors of LIC hosts and the whole thought pattern as to "Why We Live on the Coast" would be tossed to the winds.

Please, as an owner of a rural property on a private road; DO NOT put your fellow county residents at risk to fire and the opportunity to continue enjoying their homes and the surrounding sensitive habitats.

Barbara Williams
32625 Nameless Lane
Fort Bragg, Ca 95437-9559

Fire District 4FBA02

Low Intensity Camping Sent from [Mail](#) for Windows

RECEIVED*By James Feenan at 9:44 am, Aug 12, 2024*

From: [Lisa van Thillo](#)
To: [pbscommissions](#)
Subject: Hip camp regulations
Date: Sunday, August 11, 2024 6:24:55 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing to express my concern about Hip Camps. We live up Caspar Little Lake Rd. In Mendocino (aka Road 409) just before the Horse Trail in the State Forest. We have Air BnBs nearby, that are done respectfully. They do not have firepits or open camping. The he Hip Camps, on thr other hand, honestly scare me due to the possibility of fire, additional pollution and the over use of water from the aquifer.

One of these camps backs up, as do we, to the State Forest trail that goes to the ocean. On recent walks, we have found human excrement and toilet paper near the Hip Camp location.

Other neighbors have complained that the city folks rush down the private roads to hurry up and relax.

We have just gotten past all the illegal grow sites and dangerous people hanging around the countryside.

We are tenants in common with another owner. We each have 5 acres on a 10 acres lot. The regulations are strict and we are not allowed to separate our property into two parcels. Our home owners insurance, as you know, keeps increasing. Road repair is our responsibility and comes at great cost.

Finally, I am very concerned about fire. All it takes is one spark and the Pygmy will ignite. Please ensure that strict regulations are in place before any Hip Camps are permitted. Our firefighters are also asking that you not approve these camps. Thank you for listening to my concerns.

Regards,
Dr. Lisa van Thillo

Dr. Lisa van Thillo
41991 Caspar Little Lake Rd
Mendocino, CA 95460
Dr. Lisa van Thillo

RECEIVED

By James Feenan at 9:45 am, Aug 12, 2024

From: [James Sibbet](#)
To: [pbscommissions](#)
Subject: Hip Camps
Date: Sunday, August 11, 2024 9:41:28 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very concerned about what is on the docket for the supervisors meeting this Thursday regarding “hip camps”. There needs to be a lot more understanding of what the effects might be of that consideration. Fire danger, people in our community that we don’t know, environmental issues, traffic, water issues, tole on our response teams to to additional emergency issues. Please err on the side of caution.

James Sibbet, Comptche resident for 40 years.

Sent from my iPhone

RECEIVED*By James Feenan at 9:46 am, Aug 12, 2024*

From: [Patrice Ellis](#)
To: [pbscommissions](#)
Subject: Proposed Hipcamp Sites in Mendocino County
Date: Monday, August 12, 2024 6:29:57 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live outside of Fort Bragg on 1 acre for the last 30 years, there are 5 and 10 acres close by, Why would I want campsites all around me. Also why are you not thinking about climate change, if you think that we are safe here you are not looking close enough at the forests and water supply in this county. If my neighbor near by on 5 acres behind me has camp sites their water usage affects my water supply and so on. The forest and rivers on the coast are not as healthy as was they were in 1974 when I moved here and water is becoming a precious commodity. I probably will come and speak at the meeting on the 15th to support no on this proposal. Patrice Ellis

RECEIVED*By James Feenan at 9:47 am, Aug 12, 2024*

From: [Dobie Dolphin](#)
To: [pbscommissions](#)
Subject: Low-Intensity Camping
Date: Monday, August 12, 2024 8:59:27 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Commissioners:

I just found out about this possible addition to the County General Plan, allowing Low-Intensity Camping in residential neighborhoods on parcels as small as 1 acre and I'm outraged that there was no outreach to the communities that would be affected. This would allow someone (or several people) with 1 or 2 acre parcels in a residential neighborhood, possibly down a private dirt road, to have 2-3 campsites with people staying up to 10 days. People who stay in these campsites don't just stay there. They go in and out possibly several times a day.

This would allow commercial use in a residential neighborhood with a simple administrative permit. Who is going to be responsible to check for fire safety, water, sanitation, parking and notifying the neighbors? A local contact person "means an individual can be physically present within one hour". What happens if there's a fire or an emergency? Or if a group is disturbing the peace of the neighbors, or if violence breaks out? A lot can happen in an hour.

This appears to be very hastily conceived and I urge the commissioners to take this section out and have much more discussion with public and agency input before it becomes part of the plan.

I'm not totally opposed to the idea of low-intensity camping, in appropriate areas, with appropriate restrictions, but I think there has to be community input. It's almost as though this was stuck in the middle of the 300+ pages of the General Plan in hopes that people wouldn't find out about it and have time to comment.

Please take the time to meet with the different communities, including the local fire departments and get their (our) input before making this part of the General Plan.

Thank you,
Dobie Dolphin
long time Albion resident

RECEIVED

By James Feenan at 4:00 pm, Aug 12, 2024

From: [Anna Lea Garza](#)
To: [pbscommissions](#)
Subject: Transient Habitation & Low Intensity Camping
Date: Monday, August 12, 2024 1:02:01 PM
Importance: High

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: Mendocino County Planning Commission,

Planning & Building Services

CC: Mendocino County Board of Supervisors

RE: Section 20.024.135(D) **Transient Habitation – Low Intensity Camping**

This letter is to share my concerns regarding a new commercial use type before you, *Transient Habitation - Low Intensity Camping*. I am writing to request that the Planning Commission pull this at your August 15 meeting from the Zoning Code, General Plan update you are considering. Please hold back Transient Habitation for further, much more in-depth consideration, consultation and planning.

I see many issues and problems with this Commercial Use type. The code for this needs broader input, particularly from our fire agencies. The environmental and safety impacts are considerable, including:

<!--[endif]-->size and acreage of property. Larger acreage, spaces with reasonable distances from adjacent neighbors may be able to mitigate noise and impacts. But is it feasible or reasonable to allow these camp-sites on small acreage, residential areas such as RR2, RR5? Does this make population usage on the land too dense? Will a 10 ft. setback really dispel noise and disturbance to properties adjacent to the camp-site?

lights, traffic, road maintenance, smells, pets, sensitive habitats are concerns

ground water - concerns may vary but in many rural residential areas of the county, wells do go dry in summer. How should this be addressed so as to not be unfair to neighboring residents?

community well-being, safety issues

septic, sewage disposal, facilities for guest hygiene

ability to maintain fire insurance coverage may become an issue for property owners adjacent to hip camps. This issue is already critical in California. Adding campgrounds next door may increase insurance rates or make it harder to get & maintain insurance

property values and ability to re-fi or sell properties could become problematic for home owners next door to camp sites.

I'd like to list these recommendations for your consideration:

- * definitely charge a transient occupancy tax to each group of camping guests. This TOT should at least be partially allocated to the public services likely to be utilized by visitors, specifically Fire and Emergency responders. This tax can be passed on to the guest through the Hip Camp registration

require a business license for all types of hip camp sites as well as the use permit. This encourages property owners to think like a business, hopefully make a business plan, be successful

site maps for permitted camp site should be filed with local Fire Districts as well as with the County; reflective address signs should be posted; fire safety plans should be required as part of the permitting process and on file with the respective local Fire District

require each applicant for this business license to have a home/fire inspection. Property owners would pay the fee for inspection. This is done for new builds in the County. Owners must pass inspection or remediate findings before permits are issued

penalties/fines should be charged for not following safety code

NO open flames or camp fires should be allowed and there should be fines for doing so. Along with providing fire extinguishers, fire districts can recommend how to orient guests to using them - many people will not know how. Fire travels too fast to not have some orientation to use of a fire extinguisher. Also consult Fire Districts regarding use of camp stoves

with each application for Low Intensity Camping permit, County Planning & Building should notify adjacent property owners of the intent to operate a commercial camp site next to them prior to issuance of any business license or permit. I wouldn't leave this with Hip Camp operators; notification needs to be

official and certain. What recourse is there if neighbors object to having a camp site next door?

Finally, I question how lucrative hip camps are for the county economy. According to the Hip Camp site, campground owners in Mendocino make an average of \$7,500 supplemental income annually. How much does this translate to transient occupancy tax per campground, or countywide? It's probably minimal. So, all this trouble to create a NEW type of use permit in the county for just hip camps. It would be efficient and fair to include a review of Airbnb, VRBO, and tiny homes rentals as well. Are these charged a TOT or required to have use permits? My guess is home vacation rentals is the larger business activity in Mendocino and not charging a tax represents a loss of revenue to the County.

Most important for community safety, please include the fire chiefs and Fire Districts in your planning discussions. We will better policy and rules if the people who do the work of community safety are included in the planning.

Thank you for your time and consideration,

Anna Garza, Fort Bragg resident

RECEIVED*By James Feenan at 11:47 am, Aug 13, 2024*

From: [Jann](#)
To: [pbscommissions](#)
Subject: Opposition to Transient Occupancy
Date: Monday, August 12, 2024 4:49:17 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'd like to say that I am opposed to making a commercial business in residential parcels. I am concerned about wear and tear of roads, water usage, and pollution of all kinds, including noise. It is also hard to not think about what will happen to my insurance. I don't want transients in my neighborhood (up to 30 strangers nonetheless). As the homeowner of 31661 Digger Creek Drive for over 40 years, I find it insulting that I found out about this from my friend! There appears to be no foresight or consideration for the effects towards homeowners who are not interested in making their residential parcel into commercial.

Sincerely,
Jann Watters

Cc: Board of Supervisors



Virus-free. www.avast.com

RECEIVED*By James Feenan at 11:47 am, Aug 13, 2024*

From: djensen@mcn.org
To: pbscommissions
Subject: Transient Camping Proposal
Date: Monday, August 12, 2024 5:03:02 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Like many others who enjoy living in this county, I am very concerned and disappointed that you are considering the wholesale allowance of "low intensity transient camping." Mendocino County has not shown that it can adequately manage this type of activity. For decades now you have allowed "transient campgrounds" such as Wildwood Campground and others to become long-term, dare I say, ghettos. For years the County has received complaints about sanitation, trash, safety, water quality and other "high intensity" problems from "transient campgrounds" that have become poorly designed low-income housing. At least with these older summer camps we knew where they were located, but now you want to sprinkle them around the landscape like so much pixie dust. How do you intend to insure that today's short-term camper does not set down roots and become tomorrow's illegal residence?

It is an undisputed fact that the only enforcement of regulations in Mendocino County is complaint driven. Unfortunately, this county has repeatedly failed to demonstrate the ability to promptly respond to and resolve serious complaints received by the Planning & Building Department, despite the increase in staffing. Meanwhile, your Environmental Health department has suffered a shameful decrease in staffing and can barely fulfill their obligations to paying customers. At present, they cannot promptly respond to complaints about failing septic systems, illegal dumping, foodborne illness outbreaks and unpermitted wells. How can we realistically expect them to handle the increased health and safety concerns that will assuredly result from this free-for-all proposal?

Since I retired from County employment I have enjoyed camping in a small trailer. In particular, I have enjoyed camping on rustic Forest Service and BLM lands. But doing so has taught me that trailers and campervans have very limited wastewater and sewage storage. Without appropriate disposal facilities, the potential for illegal discharge increases each day these "low impact" campers remain on site. Worse yet, many campers feel that no camping experience is complete without toasted marshmallows and smores, along with the campfire that makes them possible. It is critical that you realize that "low intensity" is only a goal, not an assured outcome.

PLEASE, consider whether you are willing to commit to the level of oversight necessary to prevent the inevitable problems that will arise if you let this "low intensity transient" genie out of its bottle. I fear that your track record suggests otherwise.

David Jensen, Retired Director of Mendocino County Environmental Health

RECEIVED

By James Feenan at 11:47 am, Aug 13, 2024

From: [Athena Kounoupis](#)
To: [pbscommissions](#)
Subject: NO to Transient Habitation of Mendocino Residences
Date: Monday, August 12, 2024 5:21:25 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To be frank on the matter, it seems strange to me that the public was not better notified about this decision. To add to that, it feels rushed and, therefore, cannot possibly have a legitimate report of the effects this decision will have on the homeowners of this county. The negative effects are immediately clear to most, including the possibility of losing something as important as our fire insurance when they decide that it's too risky to live next to a campground of transient strangers, undoubtably longing to have their campfire s'mores but not knowing how to take care of it. Also, our neighbors paid a good chunk of money this year on road maintenance. Will it have been worth it if the traffic of transients tear it up for the rest of us? And all it would take is one parcel on our road to have a significant effect. Let's say there's a neighbor who thinks this is a great idea. Well, indisputably this will lead to neighbors pitted against other neighbors. Do we really want to bring that kind of unneighborly hostility onto ourselves? Lastly, let's be real, the coast is going to be favored by the transients during the summertime. So was this decision made by people on the coast? And are they being represented proportionately?

Sincerely,
Athena Kounoupis, a concerned coastal resident

Cc: Board of Supervisors

RECEIVED

By James Feenan at 11:48 am, Aug 13, 2024

From: [Patrice Ellis](#)
To: [pbscommissions](#)
Subject: Fwd: changing to Zoning from residential to Commercial
Date: Monday, August 12, 2024 7:34:00 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded Message -----

Subject:changing to Zoning from residential to Commercial
Date:Mon, 12 Aug 2024 19:33:05 -0700
From:Patrice Ellis <pnjls@comcast.net>
To:pbscommissions@mendocinocounty.gov

This is a big change, we want a public forum. What are you afraid of? why are you so secretive about this? Anybody getting paid off? I vote no and will be listening to the zoom call.

RECEIVED

By James Feenan at 11:48 am, Aug 13, 2024

From: [JK Hayward-Trout](#)
To: [pbscommissions](#)
Subject: Re: "U2023-0005 - Telespan Communications"
Date: Tuesday, August 13, 2024 11:29:06 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Support for Telespan Communications' Cell Tower Proposal

Dear Commissioners,

I am writing to urge you to support the cell phone tower by Telespan Communications. It is crucial to the health and wellbeing of our Irish Beach community. There are many times when we have been without service and it is a safety concern.

As an example, several months back, a large tree fell across the highway on our way to our home in Irish Beach. My husband and I got out of our car to help direct traffic around a blind curb and, because we had no reliable cell service, proper help was delayed. We were just lucky that no one got harmed.

Expanded cell service could save lives. Please help us keep our community safe.

Thank you for your consideration in this matter.

Sincerely,

Julie Trout

Manchester, CA 95459

44661 Pomo Lake Drive

RECEIVED*By James Feenan at 11:49 am, Aug 13, 2024*

From: [marilyn lemos](#)
To: [pbscommissions](#)
Subject: Transient Habitation - Low Intensity Camping
Date: Tuesday, August 13, 2024 6:55:57 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it May Concern:

Commercial Use Type, “Transient Habitation - Low Intensity Camping” ::

* which properties would qualify? Larger acreage, spaces with reasonable distances from adjacent neighbors mitigating noise and impacts. Is this feasible or reasonable to put into small acreage, residential areas such as RR2, RR5 – makes population usage on the land too dense

* what regulations would be necessary to address: fire safety & emergency response measures, noise, lights, traffic, smells, pets, sensitive habitats, ground water

* community well-being, safety

* septic, sewage disposal, facilities for guest hygiene

* how does this impact property owners ability to get fire insurance coverage? This issue is already critical in CA. Adding campgrounds next door may increase insurance rates or make it harder to get & maintain insurance

* property values, ability to re-fi or sell properties. For example, insurance companies and lenders have access to real time aerial photos – what would be their reaction to a next door camp site?

* Suggestion for code = Require each applicant for this business license to have a home/fire inspection. Property owner pays the fee for the inspection. This is already done for new builds in the County. Owners must pass inspection or remediate findings before permits are issued.

* Property owners doing hip camps should charge tax and costs to the guests. That’s very reasonable considering visitors are using Mendocino county resources, particular Fire and emergency medical services.

Property Owner,
Marilyn Lemos

RECEIVED*By James Feenan at 11:49 am, Aug 13, 2024*

From: [Diane Zadroga-Haase](#)
To: [pbscommissions](#)
Subject: Public Comment Agenda Item: OA 2023-0001
Date: Monday, August 12, 2024 9:38:06 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are writing to request that you DO NOT SUPPORT the proposed changes to the ZONING CODE to allow for low intensity camping. Much has already been written about the potential dangers to private property, loss of privacy, fire hazards, water systems, roads, noise, etc., and fire chiefs have even weighed in on the lack of infrastructure, personnel and resources to deal with the potential fire and medical calls. The list goes on and on, including the lack of resources for law enforcement to respond to the myriad of complaint calls they will receive.

How are the rules enforced? What happens when campers are not following the rules and the property owner is not performing their responsibilities? The only option a private citizen has is to file an administrative complaint. How does that protect the private property owner from campers who are being loud, exceeding maximum occupancy, open burning, and other activities that are expressly prohibited? The private citizen now has to become a private investigator and take it into their own hands to investigate and then file complaints, so on a Saturday evening I have to creep next door, take a decibel reading, take pictures of an open campfire, risking personal safety and completely ruining my evening in my own home so I can gather the investigative data to file a complaint, which may or may not ever get investigated by the county because of lack of resources and the complaints don't rise to the level of endangering public health or safety. But these activities completely ruin the peaceful, quiet and private enjoyment of adjacent property owners. We no longer will be able to enjoy our yards and decks without the visual pollution of tents, trailers, RV's and porta potties, and the lifelong investment in our property goes down the tube as property values decline.

In particular, I am outraged at the lack of consideration for the rights of property owners who specifically live here, bought property here, pay taxes here, vote here, have worked long and hard to have their home and property here, along with the right to quiet and peaceful enjoyment of their property. Every aspect of our lives would be negatively impacted. If we wanted to live near a campground, we would have bought property in an area that was zoned for campgrounds. The county seems determined to drive out responsible, long term citizens who pay taxes in return for TOT revenue. Many of us are on the verge of losing homeowners insurance and/or are paying exorbitant amounts to get it. What does the County plan on doing as more and more homeowners lose insurance because now they have a campground next to them? It only takes one irresponsible camper, one criminally inclined camper, one arsonist camper, etc. to create a catastrophe, and you would be

placing that risk and fear in the face of all property owners in the county not currently in a camping zone. If I didn't read it with my own eyes, I would not have believed it, and apparently this has been in the works for a long time without any significant effort on the part of the county to involve the impacted communities. I just heard of this through word of mouth, went to the County website and could not believe my eyes. How is it that people can have owned property for decades only to have the rules changed out from underneath them with no say? We should not have to take on these burdens of risk just because some homeowners are looking for a way to personally profit, and the County will profit AT OUR EXPENSE. In many cases, we have worked our whole lives to be able to retire to the PEACE and QUIET of our homes in a residential neighborhood...NOT IN A CAMPGROUND where campers have no regard for our rights to privacy and peaceful enjoyment of our home.

Every homeowner in the County should have been notified about this proposed change, and the County should have provided a written letter explaining the details. We have the right to collectively have knowledge of it and voice our opinion. Not just find out through the grapevine and have our rights taken away from us.

Respectfully Submitted.

RECEIVED*By James Feenan at 11:50 am, Aug 13, 2024*

From: [Patrice Ellis](#)
To: [pbscommissions](#)
Subject: Fwd: changing to Zoning from residential to Commercial
Date: Monday, August 12, 2024 7:35:53 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This proposal to allow commercial camping in residential neighborhoods by the Mendocino County Planning Department seems rushed. No one seems to be able to provide an answer to that question or many others: What agencies were contacted prior to inserting commercial zoning elements into every residential zoning classification? The Planning Department's proposal seems overbroad with virtually no consideration for the many risks to neighborhoods and overall quality of life. Why was there no public notice of this very impactful proposal? Nearly everyone I've shared this info with has wondered the same thing. In fact, they don't believe anything like this could take place with no formal notification. So, why weren't County residents notified well in advance to provide feedback? Sheriff Kendal recently submitted a report in which he stated his department is 20+ deputies short. Will the Department of Planning and Building provide policing this broad 10-site camping plan?

RECEIVED

By James Feenan at 1:17 pm, Aug 13, 2024

From: alandwilburn@gmail.com
To: [pbscommissions](#)
Subject: Hipcamp agenda item
Date: Tuesday, August 13, 2024 1:01:24 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not endorse General Plan changes for this website boondoggle.
The increased wildfire danger alone should lead to a quick kibosh of an ill-conceived proposal.

Alan Wilburn
Taxpayer, homeowner, voter
Cleone

RECEIVED*By James Feenan at 8:22 am, Aug 14, 2024*

From: [Andrew Kawczak](#)
To: [pbscommissions](#)
Cc: [Ted Williams](#)
Subject: Transient Habitation proposed changes
Date: Tuesday, August 13, 2024 2:53:50 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mendocino County Planning Commission, Department of Building & Planning and Board of Supervisors

Re: transient Habitation/Low Intensity Camping

This letter is to voice my concerns over the proposed changes to County codes which would allow what is referred to as Low Intensity Camping throughout the County. The term 'Low Intensity' incorrectly infers low impact; it does not appear as if the full potential impacts of these changes have been reviewed nor discussed with the public.

My initial concern is the timing and presentation of the proposed changes. It appears as if no public input has been sought regarding the changes, no public information outreach has occurred and the pace to approve the changes is accelerated, coming as a surprise to most County residents. I ask that this proposed change be pulled from the August 15th agenda and discussed at length, incorporating public input.

I am concerned that the proposed changes will disproportionately affect Coastal communities. An online review of the current unpermitted campsites in our County finds a high percentage occurring in the areas extending from Point Arena to Elk, Albion, Comptche, Mendocino, and Fort Bragg. I believe that the continued discussion of this topic/proposed changes shall allow these communities to be the primary voices involved in shaping new guidelines.

I am concerned regarding the proposed change to allow for the permitting of commercial endeavors to occur in residential areas, only with an Administrative Permit.

I am also concerned about the apparent lack of discussion of the impacts to both County and private roads as a result of the expansion of commercial uses throughout the County (yet occurring primarily in Coastal communities). County road quality will further degrade with increased vehicular and recreational traffic. What recourse do private road owners/associations have for the increased wear and tear of the road infrastructure?

The lack of discussion addressing fire safety is also a concern. Have the proposed changes been discussed with all of the Volunteer and Public fire agencies to incorporate their input and concerns?

There are also concerns relating to potential property insurance changes that may result from living next to a commercial camp as well as issues that may arise relating to the property re-sale, which would need to include the disclosure that a neighboring property(s) is operating a commercial campground.

ATTACHMENT 5

Within the information I was able to review, it is unclear as to what mechanism will be in place to collect TOT? Will fees be paid based on the 'good faith' of the applicant?

I assert that a Use Permit needs to be applied for each proposed camping application. It also appears that the Environmental Health Department and the Department of Transportation need to be the lead agencies as this policy is being discussed.

With the brief time allotted to review and comment on these proposed changes, I wanted to initially present the above-noted concerns. With the creation of a public forum or working group to discuss these proposed changes in further detail, I would also suggest that the following issues be considered;

property line setback minimums with no setback reduction

mandatory fire plans in place demonstrating that adequate water supplies and appropriate infrastructure exist to respond to fire

adequate road/driveway access for emergency vehicles

grading plan requirements for the creation of RV pads as well as parcels proposing multiple campsites

traffic study to review impacts on the County roads

permitting protections/safeguards for the impacts on County roads

realistically punitive fine system or timetable for revocation of permit which is incorporated for continued infractions for; noise complaints, health and safety violations, lack of private road maintenance, etc.

health and safety concerns relating in part (but not limited to); environmental impacts (to creeks, watercourses, wells), septic systems, unleashed animals, noise

Thank you for your time.

Andrew Kawczak

RECEIVED

By James Feenan at 8:23 am, Aug 14, 2024

From: [Marjorie Kamb](#)
To: [pbscommissions](#)
Subject: Transient Habitation - Low Intensity Camping
Date: Tuesday, August 13, 2024 2:54:36 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern

As to the proposal to allow camping on primary residential or agricultural land I am apposed to it for several reasons including fire, zoning, impact on roads and most of all, who is going to police this in the future. There are already hundreds of illegal short term rentals and now this.

For goodness sake, enough is enough.

Marjorie Kamb

Mendocino resident since 1971

RECEIVED*By James Feenan at 8:34 am, Aug 14, 2024*

From: [Carla Sarvis](#)
To: [pbscommissions](#)
Cc: [Glenn McGourty](#); [Mo Mulheren](#); [John Haschak](#); [Dan Gjerde](#); [Ted Williams](#)
Subject: Public Comment//Div. 1 Title 20 of MC code/Hipcamp
Date: Tuesday, August 13, 2024 4:59:20 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am not able to come from Cleone to Ukiah for the meeting. I am submitting my 3-minute talk as a public comment. **Please review.**

My name is Carla Sarvis and I am a tax payer and home owner in Cleone.

Low intensity camping should **only be in commercial zones where there are services** - NOT rural villages or residential areas.

Homeowners, like myself, should not be asked to burden the serious risks transients and campers pose to neighbors because a landowner wishes to make additional income.

Homeowners, like myself, should not be asked to burden these risks because HipCamp sees an opportunity to expand and increase its revenues.

I've read Hipcamp's letters to the commission and have perused their website and quite frankly, it's a bit tiring listening to the puffery about the (quote) "spirit of our shared goals and vision for outdoor access and rural economic development". Their overemphasis about **reconnecting to nature** does not qualify for such a change in Division 1, Title 20 of the Mendocino County Code.

Hipcamp's stated host and camper standards read nice and easy but they are not functional realities and we all know it.

Along with public comment letters stating negative experiences regarding nearby HipCamp sites, the Albion-Little River Fire Dept. and the Elk Fire Dept. have also submitted their concerns to you - stating they have responded to numerous incidents, medical calls, complaints and fires from HipCamp sites.

Who will stop people smoking in bone-dry grass?
 Who will protect us from a campfire that gets out of control on an adjacent property?
 What about our property values and ability to re-sell if we're next to a HipCamp site?
 How will this impact homeowners fire insurance coverage?
 What recourse do neighbors have who don't want to be next to a campsite?
 What happens to our limited water supply, our roads, sensitive habitat, our peace and quiet?

I already pay enormous property taxes for very little public services. I do not want to live with RVs, trailers, campers, tents or people staying in their cars coming and going in our neighborhood. I especially don't want to live with such a possible imminent fire danger because some camper turns out to be an idiot.

This idea is very poorly conceived. I strongly oppose it and urge the commission to vote NO.

Thank you.

cc: Board of Supervisors Mendocino County

RECEIVED

By James Feenan at 8:36 am, Aug 14, 2024

From: [Don Landers](#)
To: [pbscommissions](#)
Subject: Re. Agenda Item 6A: Review and consider a recommendation to the Board of Supervisors on proposed adoption of amendments to Division I of Title 20 of Mendocino County Code.
Date: Tuesday, August 13, 2024 5:11:57 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

August 13, 2024

Mendocino County Planning Commission
501 Low Gap Road
Ukiah, California

Re. Agenda Item 6A: Review and consider a recommendation to the Board of Supervisors on proposed adoption of amendments to Division I of Title 20 of Mendocino County Code.

In general, we do not support the suggested changes to Title 20 of the Mendocino County Code.

As mentioned by numerous others in the comments, we have a serious concern regarding transient camping on land adjacent to our property. Specifically, we have our neighbor immediately to the West of us that own an acre plus of undeveloped land. They have been camping on the property off and on for the last 6 years, leaving behind now 3 RV's that seem to be permanently stored on their property. Just last week, they brought up a chemical toilet (porta-potty) and put it on what appears to be a permanent foundation. Both of these observations are I believe a violation of current code.

As others have commented, we have security, safety, insurance, enforcement and remedial action concerns pertaining to the land usage that would be allowed under the proposed changes. Absentee land owners who choose to make a few bucks by allowing organizations like HipCamp to act as a sort of Air BNB for campers will negatively affect our property values, and be a significant disturbance to the lifestyle we have come to enjoy in our beautiful semi rural neighborhood. All the other neighbors in our area are homeowners, and specifically for us, this would allow an island of transient camping in the middle of our peaceful community.

To think that we might have up to 5 transient campers coming and going in our neighborhood, which is otherwise all developed land and homes, is an affront to us. It would be simply unacceptable.

Sincerely,

Don and Deann Landers

RECEIVED

By James Feenan at 8:39 am, Aug 14, 2024

From: [chris.stevens](#)
To: [pbscommissions](#)
Subject: Transient habitation-low intensity camping
Date: Tuesday, August 13, 2024 5:14:44 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in regards to the proposed changes to county codes that would allow for what is being referred to as low impact transient housing.

Allowing this type of commercial use in residential areas is deeply concerning, specifically in regards to road infrastructure, fire concerns, TOT collection mechanism, homeowner insurance issues, impacts to property values, health and safety impacts and violations, environmental impacts, noise and loose/off-leach animal considerations, as well as the necessary oversight needed to allow such a use.

I am requesting that this item be pulled from the August 15th agenda and I am strongly opposed to the proposed changes that would allow this type of use.

Thank you

Chris Stevens
Fort Bragg Homeowner

RECEIVED

By James Feenan at 8:43 am, Aug 14, 2024

From: [Watkins Sand and Gravel](#)
To: [pbscommissions](#)
Subject: Transient Camping in Mendocino County
Date: Tuesday, August 13, 2024 6:41:51 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Letter of Concern:

To: Mendocino County Planning Commission and Board of Supervisors

Re: Commercial Transient Campgrounds

It has been recently brought to my attention that the August 15th agenda includes reviewing proposed changes/ or overlooking present rulings regarding Transient camping in Mendocino County. As both a resident and business owner, I have many concerns.

-Location: Property values, insurance and infrastructure are important to all of Mendocino County. Transient campgrounds will have a negative impact throughout the County.

-Law Enforcement: Has this been reviewed with law enforcement and how it will impact staff/ departments? Who will Police these Areas?

-Fire protection and other emergency services: Has this been reviewed with Cal-Fire and all local Fire and Ambulance services?

-Infrastructure: Access, Utilities, Sewage, Water ?

-Environmental protections: Stream Zone protections, Wildlife protections, Botanical protections?

-Public input and awareness: County residents need to be made aware of formally, not by word of mouth.

This is a plan, which I think, is destined for failure. At Mendocino County's expense.

Regards,

Terry Thompson

Fort Bragg

RECEIVED*By James Feenan at 8:46 am, Aug 14, 2024*

From: [KEN LOUIS](#)
To: [pbscommissions](#)
Cc: [bos](#)
Subject: Section 20.024.135(D) Transient Habitation - Low Intensity Camping
Date: Tuesday, August 13, 2024 10:27:48 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Commission:

Regarding updates to the County Zoning Code, review of General Plan. A **new** 'Commercial Use Type' being proposed is **"Transient Habitation - Low Intensity Camping"** – defined as *"camping for transient guests involving recreational vehicles or tents which is incidental to the primary residential or agricultural use of the site."* Along with several land types listed, this would be permitted on RR2 and RR5, I strongly oppose the implementation of this change for the various reasons:

Some AREAS OF CONCERN regarding new proposed Commercial Use Type, "Transient Habitation - Low Intensity Camping" ::

- * which properties would qualify? Larger acreage, spaces with reasonable distances from adjacent neighbors mitigating noise and impacts. Is this feasible or reasonable to put into small acreage, residential areas such as RR2, RR5 – makes population usage on the land too dense

- * what regulations would be necessary to address: fire safety & emergency response measures, noise, lights, traffic, smells, pets, sensitive habitats, ground water

- * community well-being, safety

- * septic, sewage disposal, facilities for guest

hygiene

- * how does this impact property owners ability to get fire insurance coverage? This issue is already critical in CA. Adding campgrounds next door may increase insurance rates or make it harder to get & maintain insurance

- * property values, ability to re-fi or sell properties. For example, insurance companies and lenders have access to real time aerial photos – what would be their reaction to a next door camp site?

- * Suggestion for code = Require each applicant for this business license to have a home/fire inspection. Property owner pays the fee for the inspection. This is already done for new builds in the County. Owners must pass inspection or remediate findings before permits are issued.

- * Property owners doing hip camps should charge tax and costs to the guests. That's very reasonable considering visitors are using Mendocino county resources, particular Fire and emergency medical services.

Please postpone putting this decision forward as I think more time is needed to evaluate the immediate effects to our neighborhoods.

Thank You!

Signed,

Ken and Sonya Louis
17441 Franklin Rd

Fort Bragg, Ca 95437

RECEIVED

By James Feenan at 9:27 am, Aug 14, 2024

From: [Andrea Parker](#)
To: [pbscommissions](#)
Subject: Zoning for camping
Date: Wednesday, August 14, 2024 9:08:55 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

This is in regard to a proposal to allow commercial camping on private properties along the coast. Please study the impact this would have on properties and neighborhoods.

Our wells and roads would be significantly affected. Please do not pass this resolution.

Thank you

Andrea Parker

Coastal resident

Impacted Sent from my iPhone

RECEIVED

By James Feenan at 1:07 pm, Aug 14, 2024

From: [Scott Minaker](#)
To: [pbscommissions](#)
Subject: U2023-0005 - Telespan Communications
Date: Wednesday, August 14, 2024 9:41:46 AM
Importance: High

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

I am writing to express support for the proposed cell phone tower by Telespan Communications.

My name is Scott Minaker, and I reside at 15061 Mallo Pass Drive in Manchester, CA.

As a resident of Irish Beach/Manchester, I can personally attest to the challenges our community faces due to the lack of reliable cell phone coverage in the area.

Currently, we experience little to no cell phone reception, which presents significant challenges, especially during emergencies. Reliable cell coverage is not just a convenience; it is a critical necessity for ensuring the safety and well-being of our residents and visitors, particularly along our remote stretch of Highway 1.

I urge the Commission to approve this project, as it will greatly enhance the quality of life in our community, improve emergency response capabilities, and provide much-needed connectivity in an area that has long been underserved.

Thank you for your attention to this important matter. Your consideration and support for this project are greatly appreciated.

Sincerely,

Scott Minaker

15061 Mallo Pass Dr.

Manchester, CA 95459

RECEIVED

By James Feenan at 1:09 pm, Aug 14, 2024

From: [Emily Tecchio](#)
To: [pbscommissions](#)
Subject: Public Comment for Planning Commission Meeting 8/15/24
Date: Wednesday, August 14, 2024 10:11:56 AM
Attachments: [MCFSCPlanningCommissionComment0.15.24.pdf](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Submitting this public comment on Section 20.024.135(D) Transient Habitation – Low Intensity Camping, on behalf of Mendocino County Fire Safe Council's Board President, Nancy Armstrong-Frost.

Emily Tecchio
County Coordinator
Mendocino County Fire Safe Council
(707) 684-9838

RECEIVED*By James Feenan at 1:10 pm, Aug 14, 2024*

From: [Greg Haney](#)
To: [pbscommissions](#)
Subject: commercial camping
Date: Wednesday, August 14, 2024 10:39:00 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very concerned about the possibility of the planning commissions proposal to allow commercial camping in undeveloped campsites in the zoning areas proposed. We live in Ingenook, north of Fort Bragg and are included in the proposed areas. My concerns

- *Water usage and availability

- *disposal of waste, trash and human waste

- *fire control, always a concern as we have many dead trees in the area due to sudden oak death

- *No cell phone coverage to report, emergencies, Fire or medical

- *Have any impact studies be done

- *behavior of pets and people, any oversight?

Have any of my concerns been addressed and if so where would I find the published results.

Sincerely

Greg Haney

RECEIVED*By James Feenan at 1:11 pm, Aug 14, 2024*

From: [Stephen Lane](#)
To: [pbscommissions](#)
Cc: [bos](#)
Subject: NO to TRANSIENT HABITATION-LOW INTENSITY CAMPING- allowing camping on residential property
Date: Wednesday, August 14, 2024 11:11:15 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a long-time resident of Mendocino County, I am strongly opposed to the proposed revision to the General Plan that would permit transient camping in residential areas. To preserve the character and integrity of our neighborhoods, outdoor camping and RV use should remain restricted to designated local, state, and national recreation areas, as well as commercial RV and camping sites. These established areas are equipped with the necessary facilities and trained staff to ensure a safe and non-intrusive experience. In contrast, private residential properties lack these essential features, making them ill-suited for such activities. Allowing for-pay camping on private land could introduce significant risks, including noise disturbances, fire hazards, and property damage. Additionally, this change would likely diminish property values and compromise both personal and property safety. The increased demand on police and fire services would also impose an undue burden on our community's resources.

Thank you,

Dr. Stephen Lane

RECEIVED*By James Feenan at 1:12 pm, Aug 14, 2024*

From: [Peter & Mary Gealey](#)
To: [pbscommissions](#)
Cc: [bos](#)
Subject: Low intensity transient camping proposal...
Date: Wednesday, August 14, 2024 1:03:19 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings...

As a long time home owners 3 miles out Simpson Lane we would like to express our total opposition to this proposal. It is disturbing to us such a plan could possibly be implemented by the county with so little warning... we were told of the plan by a concerned friend. The very least you can do for us, your constituents, is to delay any decisions to allow for more public input. By reading the vast majority of the comments from residents that have been submitted thus far, it is clear many issues have not adequately been addressed or properly explained. Your duty as public servants is to do what is best for your constituents. We don't believe passing this proposal is in the interest the vast majority of us.

Thank you for your consideration

Peter & Mary Gealey

RECEIVED

By James Feenan at 4:28 pm, Aug 14, 2024

To the Commissioners,

As property owner's of a 1 acre parcel my wife and I are alarmed that there is a proposal to allow for up to 2 to 3 camp sites on rural residential parcels. This would have people camping on these properties for up to 10 days. Possibly without county regulation to monitor sanitation, water usage, fires, potential domestic violence, and impact on our rural and private roads.

Where will the funding come for these additional services?

We are currently opposed to the amendment as it seems to have been hastily put together without a clear and well thought out approach to inform the general public on this issue.

Cleone property owners

RECEIVED*By James Feenan at 4:29 pm, Aug 14, 2024*

From: [Elk CSD](#)
To: [pbscommissions](#)
Cc: [Mo Mulheren](#); [Ted Williams](#); [ECSD Directors](#)
Subject: Elk Fire Comments - Low Intensity Camping
Date: Wednesday, August 14, 2024 1:42:18 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mendocino Planning Commission

Re: Proposed Section 20.176.20 Low Intensity Camping

The Board of Directors and Fire Chief of the Elk Community Services District are pleased to see this type of unregulated camping is being recognized and regulations proposed. That said, The Elk CSD and Elk Fire have important concerns with the new zoning proposal.

To help put this in perspective, our District consists of 57 square miles with a total population of ~450. Topography includes ocean front bluffs, steep canyons and ridgetops, streams, and is almost exclusively forestland. In other words, prime areas for the proposed campgrounds. If 5 campgrounds were authorized with allowable maximum occupancies, campers would exceed the current population of our District. This fact alone underscores need for our Agency's issues to be represented in the legislative process.

Included below is a partial list of areas that call for fire agency input in the approval process and with the establishment of minimum standards before specific this zoning proposal is adopted.

1) Elk CSD/Elk Fire must be involved in the approval process to including site evaluations to ensure:

- roadway address signage and campsite identifications
- unobstructed road access including horizontal and vertical clearances for fire and emergency vehicles, pullouts, turnarounds and road surfaces capable of supporting fire apparatus
- adequate accessible onsite water storage with fire department hookups
- site map
- specifications for campsite fire extinguishers

2) Provision that the landowner is responsible for vegetation management and clearing with the further caveat that the landowner is responsible for any negligent or illegal fires. While the proposed code prohibits "open flames," it's highly likely that not all campers will abide by this restriction.

3) An unstated expectation is that Fire/EMS services will be fully available, yet no provision to pay for these services is considered. Almost every local fire agency receives taxes based on permanent structures. These campsites will yield no corresponding revenues to pay a prorated share of costs. Overall, current campground TOT revenues to fire agencies typically cover much less than 10% of agency operating costs. Proposed new low intensity camping will likely significantly increase demands for our and other small agencies ... especially EMS functions.

Thank you for your consideration,

Ben MacMillan
Elk Community Services District

From: [Gail Richard](#)
To: [pbscommissions](#)
Subject: Hip Camp Proposal
Date: Wednesday, August 14, 2024 4:53:46 PM

RECEIVED

By James Feenan at 7:10 am, Aug 15, 2024

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

When I bought my home some 25 years ago I bought it for the peace and serenity of the area outside of the city [limits.my](#) home is surrounded by large pieces of property and beautiful trees this spot was selected for my piece of mind as I suffer from PTSD and depression something I must have for my mental health. The neighbors are mostly older people who go to bed early and rise early we have respect for each others peace and quiet,their isn't even a barking dog and we prefer it that way.what this board is considering will bring nothing but CHAOS and problems to our neighborhoods.we don't want camping, campers ,motorhomes, outhouses,loud music barking dog,traffic and garage in our neighborhoods.Overloading our already under staffed sheriff and police department with complaints will NOT help our country and city.I'm sure you are aware of the fire situation in California some people can't even get insurance and the one's that do have it, it's doubled and trippled.One careless camper could be the next Lahaina here.Gone everything we have worked for our entire lives.we are surrounded by Trees and parched earth this proposal you may see as revenue i see it as Lawsuits.The board needs to look out for our safety Not put us in harms way..Put our money into improving our roads and bridges .You have a responsibility to protect our community not bring danger and chaos to us,Please I urge you to reconsider this insane idea put yourself in my position this is not a good idea it is a dangerous and foolish one.

RECEIVED

By James Feenan at 7:11 am, Aug 15, 2024

From: [Laura Quatrochi](#)
To: [pbscommissions](#)
Subject: ABSOLUTELY NO!
Date: Wednesday, August 14, 2024 5:45:10 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ABSOLUTELY NO ON TRANSIENT HABITATION - LOW INTENSITY CAMPING

Laura Quatrochi
Don Shanley
Philo, CA 95466

RECEIVED

By James Feenan at 7:17 am, Aug 15, 2024

From: [David Hautala](#)
To: [pbscommissions](#)
Subject: Proposed general plan zoning change
Date: Wednesday, August 14, 2024 9:03:59 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to not support any change to residential zone regulations.

Mendocino County residents who bought parcels zoned residential and built there have a reasonable right to expect their homes to remain private.

Campgrounds would certainly impact the neighborhoods, not to mention all the other issues that will arise from this proposal. Fire danger, road use on private easements and poorly maintained county roads, garbage, over crowding, noise and sanitation, just to mention a few.

To allow non standard facilities to be put in neighborhoods is a blatant offense to the existing established private and state campgrounds already operating on the coast who went to great expense to comply with zoning and code regulations.

There are numerous campgrounds state and private presently on the coast and room for expansion of code compliant campsites.

I can see no economic benefits for the county and numerous down sides to this proposal.

I wish to add my voice to the many local residents that I have discussed this with in recent weeks and am adamantly opposed to the idea. David Hautalau

Sent from my iPad

RECEIVED*By James Feenan at 7:18 am, Aug 15, 2024*

From: [Yolanda Fletcher](#)
To: [pbscommissions](#)
Subject: Hipcamp transient camping sites - proposed zoning changes
Date: Wednesday, August 14, 2024 10:02:55 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino Planning Commission,

I am writing to express my dismay about the Commission's hasty approval of proposed zoning changes that would make it easier to allow transient camping on private properties in rural residential areas. Why is this being pushed through so quickly and with so little effort to educate the public? A KZYX post alerted me to this action; before that I had never heard of Hipcamp, and had no idea it was a way for rural property owners to earn extra income on their undeveloped land. It sounds very much like an AirB&B for campers. I'm sure many private landowners are thrilled at the prospect of earning supplemental income on underutilised land, and that making the zoning change would ease their ability to do so - but why should nearby residents have no say in the issue? I believe this decision should not be taken lightly; due diligence and careful planning is necessary to keep these zoning changes from becoming a nightmare.

These are just a few of the issues that deserve careful consideration:

- Extra traffic on our already potholed private and public rural lanes.
- Possible damage to delicate ecosystems by cars, RVs, campfires, and poor sanitation.
- Water and sanitation issues - are adequate sanitation regulations in place? Will they be enforced?
- Fire danger - county fire marshals believe more stringent fire safety rules are needed.
- What are the provisions for enforcement of fire safety rules?

I fail to understand why the Commission feels the urgency to approve these zoning changes despite warnings from local fire chiefs, opposition from neighbors, and unanswered questions about safety and congestion. Most urgently, due to this county's (and this state's) vulnerability to wildfires, I beg you to reconsider the wisdom of allowing private individuals to offer unregulated camping on their land without stringent oversight. Please do not rush to approve the new zoning.

Sincerely,

Yolanda Fletcher
32688 Mill Creek Drive
Fort Bragg, CA 94337

707-962-1699

RECEIVED*By James Feenan at 7:20 am, Aug 15, 2024*

From: [NL Fischer](#)
To: [pbscommissions](#)
Subject: Low Intensity Camp Sites
Date: Wednesday, August 14, 2024 10:31:39 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We own a home in the RR-2 area of Inglenook. We are officially registering our very strong opposition to your proposed change in the County's General Plan which would allow 10 commercial campsites/30 campers in RVs, trailers or tents to occupy any available lot in our R2 neighborhood. The increased number of people on these proposed campsites would mean increased vehicular traffic with its attendant people, which would, in turn, increase noise levels as well as loss of privacy to the people actually owning homes or land and living in the community. In addition, the increase in traffic would include an increase in the number of people using the roads and surrounding land spaces which would increase depletion of our groundwater, as well as increase fire danger.

Since the people using these campsites would, more than likely, have no immediate connection to the area, they would not have the level of care and concerns of the real property owners who actually live here. Again, any increase in land usage via campsites would adversely affect the community by depleting the water table. In addition, since this area is fairly heavily forested, the increase in the potential for fire poses a significant danger.

Please reconsider your idea and cancel the proposed change!

Sincerely,
Nancy L. Fischer and Robert Ruiz
Homeowners of Inglenook

RECEIVED*By James Feenan at 7:50 am, Aug 15, 2024*

From: [Carla Markmann](#)
To: [pbscommissions](#)
Cc: [Haney Greg](#); [Stuart Alice Marie](#); [Crystal Johnson](#)
Subject: Zoning changes to allow camping
Date: Thursday, August 15, 2024 7:39:24 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Commissioner's,

I wish to strongly protest and disagree with your proposal to change zoning to allow RVs and campers on private properties near the coastal zone in the Inglenook area. This is a TERRIBLE idea. I will explain the reason for my objections below.

I have resided in the Inglenook neighborhood since 2008. However, I have visited the coastal zone of Mendocino county as a tourist with my family for over 50 years. We always valued the scenic, rural beauties of this area.

I and my current Inglenook neighbors reside here, by choice, because it is remote from urban areas. We value our privacy and the unique natural resources of the area. Our neighbors group assess ourselves fees for road maintenance and take voluntary measures for other aspects of habitat preservation. We value the close proximity of McKerricher State Park and the Ten Mile dunes area.

Changing zoning to allow camping on private property in the Inglenook neighborhood is a terrible idea for many reasons. The property owner could be voluntarily or legally responsible for many adverse impacts with no training or regulatory authority. There would be no centralized oversight or maintenance. There would be many costs and very minimal benefits to allowing camping and or RVs on private lands.

Your proposal for rezoning could have many serious adverse impacts on the environment and quality of life. Encouraging tourists to camp in residential neighborhoods would increase the potential risk of wild fires, theft and other criminal behavior on private property, traffic and road damage from traffic over use, increased noise, trash, and air pollution, as well as potential injury to wildlife as well as campers, and risk to ignorant campers from marauding bears and mountain lions. This neighborhood already experiences property damage from hungry wildlife.

The adverse impacts could affect both campers and residents. We could expect an increase in pollution from inadequate trash and sewage handling, over use of water resources as well as habitat degradation and increased introduction of non native weeds.

The property owner would be responsible for preventing adverse effects that are normally regulated by trained park staff in public camping areas. This proposed zoning change is unrealistic, dangerous, and legally risky. The entire neighborhood; residents, wildlife, and surrounding lands would be adversely affected and put at risk by the presence of tourists not invested in maintaining the safety or resources of the area.

Far better to expand camping resources in existing parks such as McKerricher, Cleone or near Fort Bragg where there is already trained supervisory staff and maintenance.

Sincerely,
 Carla Markmann

Sent from my iPhone

RECEIVED*By James Feenan at 11:28 am, Aug 15, 2024*

From: [Teresia Haase](#)
To: [pbscommissions](#)
Subject: Followup Comment to Planning Commission Item OA_2023-0001
Date: Thursday, August 15, 2024 10:19:38 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your work on this, I would like to propose one further change to the resolution, unfortunately I could not get in on zoom. I hope you all see this. Regarding the resolution, page 3, under the Commission's reasons for recommending against adopting Low Intensity Camping, section e.

I suggest adding the words and living in the immediate area after camping at the end of the first sentence of section e. So the sentence would now read:

Camp sites require adequate water supply, sewage disposal and solid waste disposal for the health and safety of those camping ***and living in the area adjacent to the camp sites.***

There are numerous health and safety issues that would impact the CITIZEN RESIDENTS not just the campers.

Thank you for your consideration.
Teresia Zadroga-Haase

RECEIVED AFTER MEETING

RECEIVED*By James Feenan at 10:25 am, Aug 16, 2024*

From: [Carla Sarvis](#)
To: [pbscommissions](#)
Cc: [bos](#)
Subject: FOLLOW UP to today's meeting @ 9:45am/transient&camper housing
Date: Thursday, August 15, 2024 4:42:51 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners:

Firstly, let me thank you for not recommending to the Board of Supervisors to change the General Plan and adopt the extremely ill-conceived plan to put transients and RVs, tents, campers and cars in campsites along residential areas and rural villages. Thank you for realizing that more time and more public input is needed before even thinking about something like that.

But it really begs the question, does it not....should this even be allowed, at all. And of course, the answer is 'no'.

A lot of us will be watching and paying attention....there were major issues regarding homeowners not addressed in those adopted bullet points at the meeting. This is a very serious matter; much more than the insensitive, catchy phrase "it is just modernizing an old ordinance" from commissioner Alison Pernell.

There were commissioners who were absent from the meeting and some seemingly absent while being at the meeting. I believe we can do better than that, no?

Until then,

Carla Sarvis
Cleone, CA 95437

Mendocino County

From: [pbscommissions](#)
To: [James Feenan](#); [Julia Krog](#); [Jocelyn Gonzalez-Thies](#)
Subject: FW: 8/1 Public Comment -- Planning Commission Meeting Item #6A
Date: Wednesday, July 31, 2024 12:06:48 PM

JUL 31 2024

Planning & Building Services

From: Cosmo Knoebber <cosmo.knoebber@gmail.com>
Sent: Wednesday, July 31, 2024 10:52 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: 8/1 Public Comment -- Planning Commission Meeting Item #6A

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

My name is Cosmo Knoebber, and I live on TPZ zoned land in Comptche. My understanding is that one of the few allowable uses of TPZ land is campgrounds! Of course when this language was written into our general plan, no one was thinking of tiny campgrounds with super low impact; they were considering bigger operations. Similar to logging operations, a bigger campground would require too much bureaucracy to be cost effective. With the cost of environmental impact reports, foresters, permits, infrastructure improvements, and licensed timber operators, there is not much profit in logging a 30 acre parcel. So what can we do? Small campgrounds is one answer! It's perfect because the land is hardly affected by a few picnic tables, and still "loggable" with little in the way. My little hipcamp operation generated about 6,500\$ last quarter. I just sent off a check to the tax collector for about 650\$ for the "bed tax". Those funds allow me to keep living how I want to live. And they also help our economically struggling county. With the fishing, logging, and cannabis industries busted, we need to consider alternative income streams. It seems tourism is the one thing we still have, please don't yank that away from us! I see that one of the main concerns from the public comments is fire. It has been my observation that today's campers are VERY fire aware. Fires are super scary and they are in the news. Nobody wants a forest fire. ESPECIALLY us land owners!! I use hipcamps fireban to let campers know, before arrival, that fires are not allowed during the dry months. Even when it's pouring down rain, and nearly impossible to catch the forest on fire, campers are super nervous of fire. I believe that when a private landowner like myself hosts campers, we are hyper aware of what happens in our space. I don't want my house or anybody else's burnt up! Today's campers are not the stereotypical campers of days gone by; modern campers tend to be environmentally conscious, low key, and super thankful to those of us who share our land with them. It tends to be a symbiotic relationship we share

ATTACHMENT 5

with them; they enrich our lives as we do theirs.

Aside from bringing money to private and government hands, hipcamp also brings our beautiful county to the attention of various types of professional people. People who may buy land here, work here, invest here and help us to prosper. I have experienced this when one of my campers fell in love with the region and decided to relocate here. He quit his job with the city of Los Angeles building and planning department and went to work for Mendocino County dept. of building and planning!! Ironically, he was the one who had to turn down my application for a business licence to operate a hipcamp!!!

If I am unable to host a few campers on my land, I have come to the decision to leave this county. There will be nothing left for me here. Just one more "for sale" sign on the Comptche-Ukiah Road.

Respectfully yours,
Cosmo Knoebber

RECEIVED

By Jocelyn Gonzalez -Thies at 12:47 pm, Jul 31, 2024

From: [pbscommissions](#)
To: [James Feenan](#); [Jocelyn Gonzalez-Thies](#); [Julia Krog](#)
Subject: FW: Transient Habitation - Low Intensity Camping
Date: Wednesday, July 31, 2024 12:07:33 PM

From: dale perkins <daleperkins801@gmail.com>
Sent: Wednesday, July 31, 2024 11:14 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: Transient Habitation - Low Intensity Camping

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I understand that there is consideration for allowing transient habitation with up to ten units on a residential property.

I believe we need to do something about our homelessness problems but think this type of decision should be made on a situation-by-situation basis. There is a reason that areas have been zoned as residential and that residential properties have limits of how they can be used - based on water, sewage, and other factors.

I believe we have other areas in the county that could be used for this purpose.

Thank you. Dale Perkins, property owner
18801 Trillium Ln. Fort Bragg, CA 95437

RECEIVED

By Jocelyn Gonzalez -Thies at 12:47 pm, Jul 31, 2024

From: [pbscommissions](#)
To: [James Feenan](#); [Julia Krog](#); [Jocelyn Gonzalez-Thies](#)
Subject: FW: Low Intensity Camping
Date: Wednesday, July 31, 2024 12:07:44 PM

From: Michael Rees <chief8100@albionfire.com>
Sent: Wednesday, July 31, 2024 11:41 AM
To: pbscommissions <pbscommissions@mendocinocounty.gov>
Subject: Low Intensity Camping

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing in regards to the new proposed Commercial Use Type, Transient Habitation-Low Intensity Camping. Over the past 5+ years our fire district has responded to numerous incidents and complaints at "Hip Camp" locations within our fire district. Although we support the need for some kind regulation of these occupancies, at this time We would like to request a delay of approval of this item until local Fire and EMS agencies can fully weigh in on the impacts and issues that have and may arise with these campsites.

Thank you

Michael Rees
Chief
Albion-Little River Fire Protection District
PO Box 634
Albion, CA 95410
W-707-684-1092
chief8100@albionfire.com

RECEIVED

By James Feenan at 9:08 am, Aug 05, 2024

From: [Victoria Rodrigues](#)
To: [pbscommissions](#)
Subject: Mendocino camping policy
Date: Friday, August 2, 2024 10:53:34 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

Hello! We are Kyle and Victoria and we are residents in Mendocino. Thank you for the opportunity to submit a public comment and communicate our support for Mendocino County's work on low intensity camping.

We have been hosting campers for a year now and our guest love to visit our property in Mendocino. Our glamping cabin helps us provide for our 2 kids and paying everyday life expenses. Please make it easy for land owners to host a handful of campsites to earn a little extra money and to share what we have with the people who are looking for a private and unique fun way to visit the forever stunning Mendocino Coast.

Please know that hosting campers can help residence like us make ends meet at as the cost-of-living continues to rise. This is a good thing for our community.

Please vote today to support a low intensity camping policy that creates reasonable permitting options for local landowners who want to offer a small number of campsites.

Thank you,
Victoria and Kyle.

RECEIVED

By Jocelyn Gonzalez -Thies at 2:15 pm, Aug 01, 2024

From: [Steven Truter](#)
To: [pbscommissions](#)
Subject: case # CDP_2024-0010
Date: Thursday, August 1, 2024 9:44:33 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mendocino County Coastal Permit Administrator:

This is in reference to case #CDP_2024-0010 Thomas and Susanne Ottoboni (15220 Irish Beach Dr., Manchester). We own the adjacent property 15230 Irish Beach Drive. We believe the changes to their property being adjudicated will benefit the neighborhood and should be approved. The modifications will enhance their property and will have a positive impact on surrounding properties.

Sincerely,

Steven Truter
Margaret Truter
707.573.8296
15230 Irish Beach Dr., Manchester, CA 95459

RECEIVED

By James Feenan at 7:24 am, Aug 01, 2024

From: [Christina Jones](#)
To: [pbscommissions](#)
Subject: LOW INTENSITY CAMPING
Date: Wednesday, July 31, 2024 6:00:03 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mendocino County Planning Commissioners,

My name is Christina Jones, and I am a resident of Anderson Valley. Thank you for the opportunity to submit a public comment and communicate my support for Mendocino County's work on low intensity camping.

I was hosting Hip Camp a few years back before I got shut down. I had a business license for events/services and ran it through that, and paid lots of taxes, and thought I was doing everything right. But I live on a private road that has a road board and they went after all of the vacation homes and my Hip Camp. Sadly.

It was fantastic for my family. I have 25 acres in Philo, I had numerous people come through and were supporting our local economy. I got so many comments from local business that they loved that I was doing it. There are not enough lodging options in Anderson Valley. People need more options. We cannot support the amount of visitors. They go wine tasting and drive under the influence to the coast or Ukiah where there are lodging options. It has always been a scary concern for us locals.

I have grown up in the Anderson Valley. I love it here. I felt so blessed to be able to have some income that was produced from our property. And a wholesome income at that. Hosting families that my son could play with, making new friends. And hosting family and fringes that come to visit. It was all positive.

I live on the property, and had my eye on everything that happened. I didn't allow fires. I kept a tight ship. It was safe for people that wanted a nice quiet place to enjoy the country. That was affordable and private.

Please vote today to support a low intensity camping policy that creates reasonable permitting options for local landowners who want to offer a small number of campsites.

Kind Regards,
Christina Jones

RECEIVED

By James Feenan at 7:26 am, Aug 01, 2024

From: [snowdodgeast](#)
To: [pbscommissions](#)
Subject: Overnight camping
Date: Wednesday, July 31, 2024 11:26:10 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my U.S.Cellular© Smartphone

----- Original message -----

From: snowdodgeast <snowdodgeast@aol.com>
Date: 7/31/24 9:09 PM (GMT-08:00)
To: pbscommissions@mendocounty.gov
Subject: Overnight camping

I am writing in response to the legal overnight camping flyers I have seen. My neighbor has campers regularly on his property in a dry open field and the campers start fires and I am always worrying they are going to start a fire and burn the neighborhood down. They are also noisy and disrespectful with loud music and partying. It also adds to the traffic and the water and septic use. If Mendocino county wants to alleviate the housing crisis then Airbnb is the place to start. I have at least 4 down my road and it would be nice to have those houses be rented longterm to locals.

Thank you
Shelli McCarthy

Sent from my U.S.Cellular© Smartphone



*Rec while
in meeting
Posted to
Website
Jera*

July 24, 2024

Mendocino County Planning Commission
501 Low Gap Road
Ukiah, California

Re. Agenda Item 6A: Review and consider a recommendation to the Board of Supervisors on proposed adoption of amendments to Division I of Title 20 of Mendocino County Code

Chair Paulin and Mendocino County Planning Commissioners,

Thank you for the opportunity to review and offer comments on Mendocino County's proposed amendments to Division I of Title 20 of Mendocino County Code, specifically the inclusion of Transient Habitation–Low Intensity Camping

We appreciate Mendocino County's attention to the benefits of rural recreation, the thoughtful conversations that have taken place on the Board of Supervisors on this topic to date, and Planning and Building Services' work on the proposed ordinance.

Hipcamp partners with landowners in all fifty states and across four countries to open access to private lands for public recreation. Our work is focused on increasing access to the outdoors and on enabling private landowners to participate in and benefit from their local recreation and tourism economies.

In Mendocino County, Hipcamp is proud to work with a community of landowners – from winery owners, farmers, and ranchers, to small business owners, rural residents, and conservation organizations – who are invested in seeing the county support small-scale, incidental camping on private property where appropriate. We have connected with a number of residents on this topic, many of whom have long been welcoming visitors to the community and for whom hosting campers is already a critical source of revenue. The individuals we partner with rely on the income they earn hosting to pay their property taxes, keep farms and ranches economically viable, finance innovative and sustainable land management practices, and generally invest in their properties and agricultural operations. Given this, we are excited to see the draft language before the Commission today.

Hipcamp is supportive of a policy that creates an accessible permitting pathway that lowers the barrier to entry for local landowners to utilize the Low Intensity Camping ordinance. To this end, we encourage the Commission to consider the following:

- **Vehicle length in Sec. 20.176.020(B)** – We ask the Commission to consider removing the requirement of a Use Permit for campsites that can accommodate vehicles, trailers, and RVs over 20 feet.
 - Self-contained RVs are often larger than 20 feet in length, and these larger vehicles would enable a landowner to host a dry campsite. Dry sites don't require infrastructure or additional development, making them the most accessible and low-impact option for many landowners.
 - Small trailers typically range from 15-30 feet in length. Many of these trailers (including pop-up trailers, teardrop trailers, expandable trailers, and single axle trailers) would be excluded by this length limitation.
 - RVs, trailers, and vans are an increasingly popular mode of transportation for campers, and especially for families. This length limitation would prevent individual landowners and Mendocino County from serving this demographic, which is consistently one of the fastest growing segments of the outdoor recreation and camping market.^{1 2}
 - Mendocino County already allows temporary camping on private land for up to 10 tents or RVs and up to 30 non-paying guests. There are no size limits for vehicles and RVs that can be accommodated at these sites, and there are no permitting requirements for landowners ([20.168.035](#)).

- **Sanitation facilities in Sec. 20.176.020(D)(1)** – We ask the Commission to support dry campsites (sites for self-contained vehicles without any additional infrastructure), and to consider language that allows for portable restrooms and waterless waste facilities like composting toilets. For example –
 - San Benito County, California recently passed a “Low Impact Camping” ordinance that allows for “sanitation facilities that are fully self-contained or connected to a permitted sewage disposal system serving the property” ([25.08.031\(A\)\(5\)](#)).
 - Chaffee County, Colorado’s [“Camping on Private Land”](#) ordinance allows for sewage to be “disposed of off-site by way of personal waste facilities such as wag bags, RV holding tanks, or portable toilets”.

- **Permitting and costs** – Hipcamp supports the County’s proposed tiered permitting process for low intensity camping areas; an approval process that is proportional in cost to this lower-impact use will give landowners an affordable entry point into hosting campers. It will also give landowners the flexibility needed to determine what will work best for their unique property before making financial investments. This is especially important for farmers and ranchers for whom camping-based agritourism is a low cost way to diversify income and increase on-site sales while keeping their land in agricultural production. With this in mind, we ask the Commission to ensure this policy creates an

¹ US Department of Commerce, Bureau of Economic Analysis, [Outdoor Recreation and Satellite Account, U.S. and States, 2022](#)

² [KOA North American Camping Report](#)

affordable, accessible, and proportional process for local landowners who want to host a small number of incidental campsites.

We look forward to hearing your feedback on these ideas, and are happy to partner with the County and with community stakeholders throughout this process. Please don't hesitate to reach out if there's any additional information we can provide that would be helpful. Thank you for your work on this topic, and more broadly.

Sincerely,
Cassandra Prenn-Vasilakis

Senior Manager, Government and Community Relations
Hipcamp, Inc.
cassandra@hipcamp.com

11/1/11