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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

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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