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

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

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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