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**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

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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  
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