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

From: [Don Landers](#)
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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

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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