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*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

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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  
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