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By James Feenan at 3:31 pm, Nov 05, 2024

From: [Maryellen Sheppard](#)
To: [pbscommissions](#)
Subject: Transient, Low Impact Camping
Date: Tuesday, November 5, 2024 12:35:29 PM

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Dear Commissioners:

Re: Transient, Low Impact Camping.

The following is an excerpt from the proposed camping ordinance.

The allowance for a single campsite to be established without discretionary review can be seen as having no significant impact on the environment because Division I already allows for camping regardless of profit at higher levels than is allowed under low intensity camping. The impacts of temporary camping on a property whether for compensation or not were considered under the 2009 General Plan EIR.

This so-called low impact camping proposal would have significant impacts on residential neighborhoods and those impacts need to be fully considered via a **full EIR/CEQA** process before this provision is included in the general plan.

Using a property for the occasional campout with no compensation is nothing like having ten campsites with 60 people available for occupancy 365 days a year. The commercial element triggers the need for in-depth review direct and cumulative impacts. Comparing the occasional friends and family campout on private property to commercial camping with full size RV's trailers and tents with ten sites and approximately 60 people is absurd. Visitor serving facilities strive to achieve a 72% occupancy which would mean 263 days a year there would be 60 people (15,780) on a permitted property. Please bear in mind that an individual land owner could be surrounded by such uses and thus would be exposed to commercial camping on all sides of their individual property. That is clearly not the same as a once or twice a year friends and family gathering.

Please vote no on including this Transient, Low Impact Camping ordinance into

every residential zoning in the county without allowing the public the opportunity to weigh in, in person, and in meetings held on the coast.

The last time this came before your board, 83% of respondents were against this proposal. Nothing has changed in the wording of the proposal and it is unlikely the sentiment has changed, either. Please vote no.

Sincerely,

Maryellen Sheppard