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By James Feenan at 11:13 am, Nov 05, 2024

From: [Christina Jones](#)
To: [pbscommissions](#); [bos](#)
Subject: Camping on Private Land
Date: Tuesday, November 5, 2024 10:20:38 AM
Attachments: [Planning Commision Camping.pdf](#)

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Dear Mendocino County Planning Commission,
I would like to have my letter included in your upcoming meeting regarding Camping on Private Land.
Thank you.
Kind Regards,
Christina

11/5/2024

Dear Mendocino County Planning Commission,

My name is Christina Jones, and I'm a resident of Anderson Valley. I would like to share my positive experience with hosting campers on my private property and to urge you to support permitting that allow responsible camping on private land.

For three years, I hosted campers on my 24-acre property, located on a private road governed by an HOA. During this time, we welcomed hundreds of happy campers and received over 300 positive five-star reviews. This venture wasn't just beneficial for my family; it also provided much-needed lodging options in Anderson Valley, an area with limited accommodations.

With over 30 tasting rooms in our region, visitors often face the dilemma of finding local lodging after enjoying our wineries. By offering campsites, we helped reduce the number of people driving out of the valley after lengthy wine tastings, enhancing public safety and supporting local tourism.

I took this responsibility very seriously. Living on-site allowed me to personally screen every camper before approving their reservation, utilizing platforms like Hipcamp that offer these options. We had five campsites, each accommodating up to six people, though most bookings were for just two. I never would have more than 12 people at once on the property. I strictly prohibited fires to ensure safety. Importantly, our campsites were designed to respect our neighbors' privacy—no one could see or hear the camp areas from their homes or properties.

Unfortunately, I was shut down because our HOA was concerned about permitting, despite my efforts to operate responsibly, including paying taxes and holding a business license for our small wedding venue on the property.

One of my major concerns is that a "One size fits all" approach to regulating camping on private land doesn't account for unique situations like mine being on a private road. I believe I had the perfect formula: ample space, minimal impact on neighbors, and diligent management. Private Roads are not all the same. It should be a case by case approval.

I respectfully urge the Planning Commission to consider Permitting and Policies that allow responsible property owners to host camping on their land with appropriate guidelines. It's unfortunate that others may have hosted camping on less suitable properties, causing disturbances and casting a negative light on those of us who took every precaution to operate professionally.

Thank you for your time and consideration.

Best Regards,

Christina Jones