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County of Mendocino
Planning Commissioners
Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

120 West Fir Street
Fort Bragg, CA 95437

Dear Commissioners:

I understand you have been invited by Julie Krog, Director of Building and Planning Services, to set forth preliminary directions for the consideration of Transient Habitation: low intensity camping.

First of all, I question the motive to even consider adding more demands on the infrastructure of Mendocino County. Is this considered a revenue making proposal? If yes, what is the full cost to Mendocino County on roads, water, police, county enforcement, waste removal, etc.? And what is the benefit to the County? Will this generate income and, if yes, how will the revenue be distributed? Given the potential impact on this community, the County should require an EIR.

Second, campsites with six people in each camp site is not "low intensity" in most neighborhoods. If this is really going to be considered, there must be a process to notify neighbors of the changes; a major use permit must be part of the process so that neighbors are notified of the project and can object.

Third, because of the impact to rural neighborhoods, there must be a minimum size of 10 acres or more in order to be granted a permit. Further, any proposal should limit access to the commercial camps only be from a county road, i.e., do not impose additional traffic on private easements.

Finally, in terms of enforcement of any regulation - who will enforce this tourist attraction once the limitation are outlined in an ordinance.

I look forward to receiving answers to the questions outlined above.

Thank you for your consideration.

Sincerely,



Margaret Mary O'Rourke