

To: Mendocino County Planning Commission and Planning staff :
For: Review and Discussion for November 7, 2024 Planning Commission meeting.
Submitted by 5th District Commissioner Diana Wiedemann

LOW INTENSITY CAMPING REVIEW AND REGULATIONS

WHAT IS PURPOSE:

- Why are we doing this
- Shouldn't county be focused on housing!

ECONOMIC IMPACTS:

- How much TOT will this bring in?
- How will these operations be monitored? enforcement of regulations
- How will this impact existing campgrounds? 1072 in 4th District; 583 in 5th District

RISKS:

- Fire
- Cancellation of Insurance Policies
- Risks of towing trailers on steep, narrow, curvy roads
- Dogs: barking, harassing livestock
- Damage to cultural resources

PROCESS:

- Do this in baby-steps; follow precautionary principle; start out small/can always loosen regulations later
- Requires Zoning Ordinance amendment
- Need to determine whether a General Plan amendment is needed to allow a visitor-serving use in the zoning districts
- CEQA review; at a minimum - prepare an Initial Study and Neg Dec (i.e., this is not exempt and/or covered by General Plan EIR)
- need more time and community outreach (emergency service providers, CalFire/Fire districts, Env Health, CDFW)
- Need to determine whether the use will impact neighboring property owners' ability to obtain fire insurance

PERMITTING REQUIREMENTS:

- Use permit; public hearing; neighborhood notification

CAP ON NUMBER OF LOW-INTENSITY CAMPING PERMITS ISSUED

- Establish a cap on the number of low-intensity camping operations that can be permitted countywide after which a comprehensive review of ordinance/impacts should be conducted.

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DEFINITION OF LOW INTENSITY CAMPING:

- SB 260: "any area of private property that provides for the transient occupancy rental of a
- \ temporary sleeping accommodation for recreational purposes that is not a commercial lodging facility"
- Visitor-serving use type (provides for transient occupancy)
- More intensive than a vacation home rental because of multiple sites

LOCATION REQUIREMENTS:

- Must be off of a County-maintained or State-maintained road
- No access from private roads
- Only in RMR-20+; AG, RL, FL zoning districts
- Not on properties under TPZ or Williamson Act contracts
- Minimum 20 acres parcel size
- Shall not be visible from roadway

ENVIRONMENTAL & NEIGHBORHOOD PROTECTIONS:

- 200' setback from property lines
- Site plan demonstrating adequate ingress/egress
- 100' from streams, wetlands
- Property owner shall maintain sanitation facilities that are fully self-contained or connected to a permitted sewage disposal system serving the property. At least one ADA restroom shall be required.
- All solid waste shall be removed from premises after each occupancy.
- Onsite trash receptacles shall abide by animal-protection trash best practices or requirements
- Maximum number of campsites per property: 5
- Number of vehicles per campsite: 1
- Number of people per campsite: 6
- Maximum days stay: 14 days
- No campfires
- On-site manager at all times; i.e., living on the property
- No signage
- No dogs
- No generators
- Quiet hours
- Any rental structure (yurts; tiny homes, etc.) must be connected to water and septic system.
- 1 ADA bathroom per site
- Must adhere to all use permit requirements
- Must maintain a business license