

RECEIVED

By James Feenan at 7:19 am, Nov 07, 2024

From: [Don Shanley](#)
To: [pbscommissions](#)
Subject: Transient, "Low Impact Camping"
Date: Wednesday, November 6, 2024 9:04:18 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 6, 2024

FROM: Don Shanley, Philo, CA

TO: Mendocino County Planning Commission, pbscommissions@mendocinocounty.gov

RE: Transient, "Low Impact Camping" amendment to General Plan

I am writing again to OPPOSE proposed changes to the Mendocino County General Plan to allow Transient Habitation---Low Intensity Camping in all zones of Mendocino County without even a minor use permit to address the multitude of concerns addressed in over 100 written responses to this inane proposal. I oppose this code amendment for all the obvious issues addressed by others. I am not surprised that the Board of Supervisors completely ignored the vocal input of constituents as well as County Planning Staff opposed to this amendment and slipped in the back door the "Ratification of a Letter of Support for Senate Bill 620 (McGuire) Low Impact Camping" in a regular meeting September 10, 2024. This deceitful move is reminiscent of the CEO and Supervisors speedy eviction of the Veteran Service Office on Observatory Ave in Ukiah. Regarding this eviction Supervisor McGourty told me to my face, "It's a done deal but appreciate your comments." How did that work out McGourty?

Here we go again! "Low Impact Camping"? Really? This "Low Impact Camping" is AIRBNB cubed. My wife and I along with neighbors in November 2019 opposed a use permit (U-2017-0032) for an AIRBNB on a private road through our respective properties. The Planning Commission voted 5-0 to OPPOSE and denied the use permit. I strongly urge the Planning Commission review our presentation (25 page document) containing attachments addressing neighborhood and legal liability issues. All of these concerns apply significantly more than what is euphemistically so-called "LOW IMPACT CAMPING".

Why is the County even devoting time and resources to this issue? Was McGuire's campaign given huge pledges? Is the County now a shill for a Silicon Valley venture capital start up, "HIPCAMP" with a present market cap of 300 billion dollars with investors goal to "monetize open space". "Scale globally" (at present over 7 million HipCampers) and urge "Hosts" to upgrade their properties with "rentable structures" "A-Frames & Cabins" as offered "add-ons" on our way to an IPO. We will "save the wilderness by disrupting it..." not as outrageous as "we had to destroy the village in order to save it" but you understand my drift. HIPCAMP's goal is the commodification of "amazing outdoor, magical experiences". The poster above the CEO's desk a Walt Whitman line, "Resist Much. Obey Little". Oh please! Dear Walt turns in his grave.

Thank you for your serious consideration of protecting the "amazing outdoor, magical experience" of living in Mendocino County---my experience for the past 54 years.