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By James Feenan at 7:16 am, Nov 07, 2024

From: [Laura Quatrochi](#)
To: [pbscommissions](#)
Subject: Low Intensity Camping
Date: Wednesday, November 6, 2024 8:24:26 PM

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Date: November 6, 2024

To: Mendocino County Planning Commissioners and Staff
Department of Planning and Building

From: Laura Quatrochi
Philo, CA 95466

Re: **November 7, 2024 - Discussion and Possible Direction to Staff Regarding Establishing a New Use Type of Transient Habitation: Low Intensity Camping**

Dear Commissioners and Staff:

“Low Intensity Camping” is not low intensity or low impact! This concept is more intense than a vacation Airbnb home rental because it allows 10 unit commercial camping on residential properties.

How is Low Intensity Camping justified as a revenue gain for the County? The County’s staff time and money devoted to considering this concept can’t possibly be collected in future TOT. Not to mention other costs such as enforcing regulations, county road maintenance, increased water consumption, police interaction, fire protection, emergency responders and probable litigation from negatively impacted homeowners throughout the County.

As a homeowner on a private road/easement, we do not permit vehicle travel on our road by other members of the general public. If for some inconceivable reason the County moves forward with Low Intensity Camping, these commercial camps (like Airbnbs) must be accessed from a county or state maintained road as only one requirement in a comprehensive list of requirements/regulations to ensure environmental and neighborhood protections.