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From: [Pam Linstedt](#)
To: [pbscommissions](#)
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November 6, 2024

Dear Mendocino County Planning Commissioners,

I wish to express my opposition to the 'Low Impact camping' as I don't believe it will be beneficial to the majority of local residents. It opens up many rural neighborhoods and the residents within, to major impacts with limited opportunity by the County and other Special District's (e.g. Fire Districts) to regulate this new commercial activity.

Are our well-traveled and rutted roads-public and private, able to bear the weight of increased visitation to rural neighborhoods?

Will these new county permits provide sufficient funding for the burden of repair/maintenance from increased traffic?

How will this added demand for water, a known limited water resource, affect the private wells on which rural parcels depend?

Who will regulate the fire safety measures included in the legislation? Will the funding be sufficient to hire "patrol officers". In particular, who enjoys camping and doesn't think an outdoor fire is part of the experience?

We cannot as a county address quick fixes for one segment of our landholders,(and the land on which they reside), while we disregard the overall impact on the rest of the county. Planning is both the BIG view and the microscopic, short term and long range. The proposal does not serve the 'common good'. I urge the Planning Commission to deny its implementation!

At a minimum, I agree with Planning Commissioner Wiedemann's input copied below:

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 owners 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; *,e.g.* living on the property
- No signage
- No generators
- Quiet hours
- Any rental structure (yurts; tiny homes, etc.) must be connected to a water and septic system.
- 1 ADA bathroom per site
- Must adhere to all use permit requirements
- Must maintain a business license

Thank you for your time,

Pam Linstedt

Albion resident