

RECEIVED

By James Feenan at 7:56 am, Nov 07, 2024

From: [Suzanne Lemley Schein](#)
To: [pbscommissions](#)
Subject: 24.11.07 PC Meeting - Comments on Camping
Date: Thursday, November 7, 2024 7:47:14 AM
Attachments: [2024 11.7 PC Meeting Comment on Camping.pdf](#)

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.

Comments for Planning Commission Meeting November 7, 2024
Item: Per Camping
Submitted attached letter.

--

This email has been checked for viruses by Avast antivirus software.
www.avast.com

11.07.2024

TO: COUNTY OF MENDOCINO PLANNING COMMISSION

COMMENT FOR PLANNING COMMISSION MEETING: November 7, 2024

PER ITEM: *Discussion and Possible Direction to Staff Regarding Establishing a New Use Type of Transient Habitation: Low Intensity Camping*

Mendocino County Commissioners,

I urge you to protect the residents and private property owners of Mendocino County by not allowing low impact camping on private residential properties.

Camping accommodations are already licensed and established for 1000 people, over a three mile span, in the areas of 95460 Mendocino, and 95456 Little River. Private residential properties in this range are considered coastal corridor properties and are in Coastal and Inland Zones.

The high density of established campsites in this area currently provide an overabundance of accommodations for those wishing access to nature, outdoor activities, and parks.

Please prohibit any type of low impact camping in 95460 and 95456 zip codes.

California State and Mendocino County have recently forced increased density in residential neighborhoods and on residential properties through ADU and JADU additions. Those changes need to be allowed to settle in to understand and adjust to the full impacts on our neighborhoods and to meet the requirements and priority of providing secure, safe, and quiet homes without disruption. Added camping would undermine these efforts.

The political positioning of the so called "low impact camping" issue over the desires of Mendocino and California private property owners is not to be underestimated.

"Low Impact Camping" is a State Senate bill in progress (SB:620) and which the Mendocino Board of Supervisors, before extensive public input, registered their support for in August 27, 2024.

The bill is designed to circumvent the limitations of current law, the Special Occupancy Parks Act, with language to release low-impact camping areas from those restrictions. This in progress State bill was instigated and is well coordinated with Hip Camp and other corporate entities. Hip Camp being the driver of the Bill, is an online booking platform, started with seed funding and venture capital, and is positioning itself to profit immensely, from our privately owned lands at the expense of our homes, and neighborhoods peace and at our peril. SB 620 language also states when completed it is positioned to take effect immediately as an urgency statute.

I urge you to prohibit low impact camping or any form of camping on residential properties.

Sincerely,
Suzanne Schein
Mendocino, CA