

From: [Osborne Hardison](#)
To: [Board Of Supervisors](#)
Subject: AB-518 bill for "low impact" camping areas is patently misguided.
Date: Friday, March 7, 2025 11:36:47 AM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Sirs:

The bill for "Low-impact camping areas" (AB-518) is patently misguided. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard— As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds. Given what we saw in the CZU fire *and* what just transpired in LA, *this bill is a huge mistake*.

Generators—The ordinance must all prohibit generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill's specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

Building codes and sanitation— AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

Protection of wildlife— LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in

these areas.

Pilot program for farm stays— Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,
Osborne Hardison
Back Ranch Road
Santa Cruz County

From: [James Kent](#)
To: [Board Of Supervisors](#)
Subject: AB518
Date: Thursday, March 6, 2025 7:41:27 PM

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I 100% oppose AB518!

Sincerely,
James

From: emel@cruzio.com
To: assemblymember.ward@assembly.ca.gov
Cc: [Assemblymember Pellerin](#); [Senator Laird](#); [Board Of Supervisors](#)
Subject: AB-518
Date: Friday, March 7, 2025 7:23:51 PM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Concerning AB-518, the LICA bill,

I am very much against the LICA bill. I live in a wooded area of Santa Cruz County and have concerns about forest fires being started by campers, as most people camping expect to have a camp fire. Many of us here are being dropped by our insurance companies, having unsupervised campfires could make the insurance situation worse.

I urge you to not allow camping on individually owned properties of 5 acres or more in the State. Neighbor's properties and homes would be negatively impacted. Neighbors who live on such properties, are there for peace and quiet. Vacationing campers are there for fun and would be involved in noisy activities, including generator use for RVs. They are on vacation and often have no respect for neighbors who need to work or otherwise enjoy a quiet neighborhood.

On my property, I have been negatively impacted with airbnb clients of a neighbors, who come down my private driveway at all hours, not able to find the place they have rented. The property owner is not always available to direct their guests. It would be a terrible impact to have this multiplied if you allow campers as well as the restricted number of airbnb clients.

Who would be regulating this out of the public eye, in the woods, private property? I've had a neighbor who illegally set up long term camping on their property in the past, becoming 'housing'. This is not the way to ease the homeless situation. Campgrounds should be located in a more public area, specifically set up for camping with restroom facilities, water available and a manager onsite who could regulate any campfires. I've noticed that the Hip Camp ads offering campsites are not even inexpensive, so perhaps using County Fairgrounds would be a better way to increase camping opportunities.

Homes on property in my area are restricted as to how many bedrooms/baths are allowed per septic system. I doubt that proper septic systems would be paid for and supplied, if campers were allowed. Many of the properties are watersheds for streams and eventually small water companies. In my area, the Hip Camp ads state that only compost toilets are available and campers are encouraged NOT to use them at all times!

Thank you for your consideration,

Melissa Thompson

██████████

Santa Cruz CA 95060

From: David Horne
To: assemblymember.haney@assembly.ca.gov; assemblymember.joepatterson@assembly.ca.gov;
assemblymember.farias@assembly.ca.gov; assemblymember.caloz@assembly.ca.gov;
assemblymember.gallagher@assembly.ca.gov; assemblymember.kalra@assembly.ca.gov;
assemblymember.lee@assembly.ca.gov; assemblymember.quirk-silva@assembly.ca.gov;
assemblymember.soria@assembly.ca.gov; assemblymember.ta@assembly.ca.gov;
assemblymember.wicks@assembly.ca.gov; Patty.Schapiro@asm.ca.gov;
assemblymember.wilson@assembly.ca.gov; [Board Of Supervisors](#); Assemblymember.Pellerin@assembly.ca.gov;
senator.laird@senate.ca.gov
Subject: Chris Ward"s "LICA" AB-518 bill
Date: Monday, March 3, 2025 2:47:02 PM

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

With all due respect, this bill would be an utter disaster if it ever becomes law. I live in Bonny Doon, a mountain community above Santa Cruz, CA. I have lived there for 42 years. In the last 17 years, we have had 3 large wildfires, and have been evacuated twice. The first one, the Martin Fire on 6/11/08, started when the coals from a campfire reignited when winds came up. Then fire burned down neighborhood homes, and came within ~250 yards of my home. The last one, the CZU Complex Fire destroyed ~900 out of 1,200 homes, many of which have not been rebuilt almost 5 years later. Most of our homes in our neighborhood have received non-renewal notices on our fire insurance, and had to go on the very expensive CA Fair Plan Ins.

The very idea that a CA lawmaker would even consider unsupervised camping in wildland interface area is absolutely insane! How can this even be considered with what is going on in California, ESPECIALLY after the LA fires?

I urge you all to prevent this bill from passing! Please let's show some common sense.

Sincerely,

David Horne DVM

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David Horne DVM



From: [Kathryn Keller](#)
To: [Board Of Supervisors; senator.laird@senate.ca.gov; assemblymember.ioepatterson@assembly.ca.gov; assemblymember.Pellerin@assembly.ca.gov](#)
Subject: Fw: LICA unacceptable
Date: Thursday, March 6, 2025 3:05:56 PM

******CAUTION:** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

From: Kathryn Keller [REDACTED]
Sent: Thursday, March 6, 2025 2:52 PM
To: assemblymember.ward@assembly.ca.gov <assemblymember.ward@assembly.ca.gov>
Subject: LICA

To Whom It May Concern:

“Low-impact camping areas” (AB-518) is a terrible idea to be blunt. If allowed to go forward it will create unrest and **feuds between neighbors**. Please do not pass this bill! At the very least—until the following deficiencies are corrected:

Fire hazard— As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as “high fire hazard” or “very high fire hazard” and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

Generators—The ordinance must all prohibit generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill’s specified setback of

200 ft is wildly unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

We have new parking lots being constructed for the new public use on the new San Vicente Open Space, the New National Monument, and Wilder Ranch and the Rail Trail from Watsonville. We need time to adjust to the traffic and congestion that will rock our rural community from these recent changes.

It is my understanding this community will fight this LICAs with everything we can and really don't need this burden when we are already in a tailspin from the Trump Administration.

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,

Dream it, Believe it, Achieve it.

Kathryn Keller

Certified Feldenkrais Practitioner & Registered Yoga Alliance Teacher 500 Hrs



From: [Ana Schaffer](#)
Subject: LICA bill AB-518
Date: Wednesday, March 5, 2025 8:50:02 AM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Sir or Madam,

I'm sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called "Low-impact camping areas" (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

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Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill's specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets,

dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,
Ana Schaffer

From: Summers, Kyle
To: assemblymember.haney@assembly.ca.gov; assemblymember.ioepatterson@assembly.ca.gov;
assemblymember.calzoa@assembly.ca.gov; assemblymember.gallagher@assembly.ca.gov;
assemblymember.kalra@assembly.ca.gov; assemblymember.lee@assembly.ca.gov; assemblymember.quirk-silva@assembly.ca.gov; assemblymember.soria@assembly.ca.gov; assemblymember.ta@assembly.ca.gov;
assemblymember.wicks@assembly.ca.gov; Patty.Schapiro@asm.ca.gov;
assemblymember.wilson@assembly.ca.gov; assemblymember.ward@assembly.ca.gov; Board.Of.Supervisors@assemblymember.Pellerin@assembly.ca.gov; senator.laird@senate.ca.gov
Subject: LICA bill concerns
Date: Wednesday, March 5, 2025 12:39:50 PM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Assembly Members,

I am writing to express my concerns about the bill allowing so-called “low-impact camping areas” (AB518), particularly as it affects residents of Santa Cruz County, CA. I am not currently a resident, but am moving to Bonny Doon, CA this coming fall, so this bill will impact me, and I will be a resident starting in the fall of 2025.

While I appreciate the importance of camping, I think there must be adequate precautions and safeguards given the fire risks inherent in camping, especially in California. I think this bill does not provide adequate safety guardrails with respect to:

1. Fire hazards of camping – camping imposes a high risk of fire ignition in California (Scientific American 12/1/23), and should not be allowed in areas that are designated as “high fire hazard” or “very high fire hazard” by CalFire. Camping should also be prohibited in areas where private insurance companies deny wildfire coverage to local residents.
2. Set-backs and noise—Campgrounds need to be set back from neighboring residences so that residents can enjoy quiet without having to retreat indoors. The bill’s specified setback of 200 ft is unacceptably close, and should be a minimum of 500ft. Also, AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill needs to specify who is responsible for enforcement and how enforcement will be funded.
3. Generators pose a very high risk of fire ignition and should be prohibited from use in all camping area (this issue is not addressed in the bill).
4. Sanitation and building codes and sanitation— the AB-518 bill doesn’t recognize the severe sanitation and building code violations that typically occur under LICAs. Even though LICAs aren’t legal (yet), many are nonetheless advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) documents various non-compliant facilities advertised in Santa Cruz County, such as pit toilets, dangling propane heaters, stovepipes protruding from tents, etc.. AB-518 needs to make it clear that campgrounds with these unsafe facilities will be closed immediately.
5. Protection of wildlife—LICAs should not be allowed in areas designated as habitat for

protected species by state or federal agencies. Furthermore, The Nature Conservancy and Sempervirens have designated and mapped areas that are priorities for conservation. Campgrounds should be prohibited in these areas.

I urge you to reject AB-518 unless the problems described above are corrected.

Sincerely, Kyle Summers

From: swampyf@sbcglobal.net
To: [Board Of Supervisors](#)
Subject: LICA Bill
Date: Wednesday, March 5, 2025 4:25:43 PM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

To Whom It May Concern:

I am a resident of Bonny Doon and a CZU 2020 fire victim, having lost our house to wildfire. I'm sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called "Low-impact camping areas" (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

Generators—The ordinance must all prohibit generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill's specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely, Howard Malcolm

From: [Becky Cole](#)
To: [Board Of Supervisors](#)
Subject: LICA Bill
Date: Wednesday, March 5, 2025 2:43:43 PM

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To Whom It May Concern:

I am a resident of Bonny Doon, CA. We lost our house in the 2020 CZU fire. The thought of having campers in our woods without strong rules, regulations, and supervision is unnerving for me. I would not be able to go through losing my home again or having an uncontrolled fire in our mountains.

I'm sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called "Low-impact camping areas" (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

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Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,

Rebecca Cole

From: [Rebecca Leon](#)
To: [Board Of Supervisors](#)
Subject: LICA bill
Date: Friday, March 7, 2025 8:46:22 AM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

To our Representatives:

My husband and I are sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called “Low-impact camping areas” (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as “high fire hazard” or “very high fire hazard” and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

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Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,

Rebecca Leon and Michael Kast
Homeowners of over 30 years
[REDACTED]
Bonny Doon, CA 95060

To Whom It May Concern:

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residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,
Joan Frey and John Harris

From: [Rebecca Leon](#)
To: assemblymember.ward@assembly.ca.gov; Assemblymember.Pellerin@assembly.ca.gov;
senator.laird@senate.ca.gov
Cc: [Board Of Supervisors](#)
Subject: Low Impact Camping Areas Bill
Date: Thursday, March 6, 2025 9:57:49 PM

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To our Representatives:

My husband and I are sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called “Low-impact camping areas” (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as “high fire hazard” or “very high fire hazard” and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

Generators—The ordinance must all prohibit generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill’s specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,

Rebecca Leon and Michael Kast
Homeowners of over 30 years
[REDACTED]
Bonny Doon, CA 95060

From: [Aura Oslapas](#)
To: [Board Of Supervisors](#)
Subject: Please don't pass AB-518
Date: Thursday, March 6, 2025 6:59:24 PM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

To SC County Board of Superisors;

I'm sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called "Low-impact camping areas" (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard— As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

Generators—The ordinance must all prohibit generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill's specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the

ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely,

Aura Oslapas

From: John
To: assemblymember.pellerin@assembly.ca.gov; assemblymember.ward@assembly.ca.gov
Subject: Please reject AB-518
Date: Sunday, March 2, 2025 4:35:11 PM

****CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Assemblymembers, State Senators, and County Supervisors:

I'm sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called "Low-impact camping areas" (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

1. Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23).

Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

2. Generators—The ordinance must all prohibit generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

3. Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill's specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

4. Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.

5. Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

6. Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods.

Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

Please reject AB-518 unless all of the deficiencies cited above are corrected.

Sincerely,

John Jacobs
Bonny Doon, CA

From: Denise Diani
To: senator.laird@senate.ca.gov; assemblymember.haney@assembly.ca.gov; assemblymember.ioepatterson@assembly.ca.gov; assemblymember.farias@assembly.ca.gov; assemblymember.caloz@assembly.ca.gov; assemblymember.gallagher@assembly.ca.gov; assemblymember.kalra@assembly.ca.gov; assemblymember.quirk-silva@assembly.ca.gov; assemblymember.soria@assembly.ca.gov; assemblymember.ta@assembly.ca.gov; assemblymember.wicks@assembly.ca.gov; Patty.Schapiro@asm.ca.gov; assemblymember.wilson@assembly.ca.gov; Board Of Supervisors; Assemblymember.Pellerin@assembly.ca.gov
Subject: PLEASE Reject Low-impact camping" (AB-518) proposed ordinance
Date: Friday, March 7, 2025 8:33:35 AM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Legislators,

Recently State Assemblymember Chris Ward (D, 78th District that includes San Diego) re-introduced a bill proposing so-called "Low-impact camping" (AB-518) in areas that have the potential to increase fire hazards in areas already dangerously dry. The bill is very short—roughly a single page—It is posted at: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB518. and it contains astonishingly few restrictions on privately hosted camping: it allows camping even on properties that CalFire has mapped as very high fire hazard and on properties that private insurance companies won't insure; open fires are not restricted; no water storage is required; no property manager is required to be present; no phone communication is required; generators are allowed from 6:00AM to 10:00PM. Two steps must occur before these so-called "low-impact" camping areas become legal in Santa Cruz County. First, the State legislature must approve AB-518. Second, the County Board of Supervisors (BoS) must pass a local ordinance that allows them.

You may recall that the Santa Cruz Board of Supervisors opposed the County's proposed 2024 LICA ordinance and also voted that any future ordinance would require a full review under the California Environmental Quality Act. We hope that the BoS maintains their opposition to LICAs in Santa Cruz County.

Not only is this bill a complete waste of taxpayers money, but it is an infringement on property owners' privacy and an unnecessary burden on counties already strapped financially. Without oversight, which is likely

considering the budget shortfall in many counties, this proposal will be unsupervised and unregulated. From the fire hazard it presents to the violations of building codes, sanitation, and disregard of wildlife protection and the impact on neighbors it presents, this bill is irresponsible and an unnecessary monetary burden. There are many other important issues that need to be addressed during this time and this is not one of them.

To summarize:

Fire hazard— recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as “high fire hazard” or “very high fire hazard” and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. **Fire safety should take priority over maximizing the number of campgrounds.**

Generators—The ordinance must prohibit all generators use. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. **If they are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), they should be prohibited on all LICAs.**

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. **The bill’s specified setback of 200 ft is unacceptably close. The bill must specify who is responsible for enforcement and funding for enforcement.**

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report filed by the Rural Bonny Doon Association in Santa Cruz County, a popular outdoor recreation area, (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. **AB-518 must specify how campgrounds with these unsafe facilities will be shut down immediately.**

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. **Campgrounds should be prohibited in these areas.**

Please reject AB-518 and work on problems that actually need to be solved in our state. This is a complete waste of my money as a taxpayer.

Sincerely,
Denise Diani
Santa Cruz resident since 2002

Denise Diani



To Whom It May Concern:

The bill allowing so-called “Low-impact camping areas” (AB-518) is grossly deficient. Lack of any strictures is irresponsible. Campgrounds should be licensed, with strict enforcement. Do not pass this bill until the following deficiencies are corrected:

Fire hazard— As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as “high fire hazard” or “very high fire hazard” and in areas where private insurance companies have denied insurance coverage to property owners. Fire safety for the entire State takes priority over maximizing the number of unlicensed or licensed campgrounds.

Generators—The ordinance must prohibit all generator use. Generators are noise pollution to neighbors and a fire hazard. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighboring property owners are not subjected to noise pollution. The bill’s specified setback of 200 ft is unacceptably close. Any noise carries far in rural areas. Setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement, and provide government funding for enforcement when campgrounds are in use.

Building codes and sanitation—AB-518 fails to recognize the extreme sanitation and building code violations that are common on LICAs. Although LICAs are not yet legal, many are already advertised on Hipcamp. The RBDA report (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>) illustrates a sampling of non-compliant facilities advertised in Santa Cruz County, including pit toilets, dangling propane heaters, stovepipes protruding from tents, showers draining onto the ground. AB-518 must specify that campgrounds with these unsafe facilities will be shut down immediately, and any future campgrounds have strict health and sanitation codes that are enforced.

Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies. Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Please reject AB-518 until the deficiencies cited above are corrected, and enforcement is put in place.

Sincerely,
Virginia Bareis

From: [Cathy Bayer](#)
To: [Board Of Supervisors](#)
Subject: Voicing STRONG OPPOSITION TO AB-518
Date: Thursday, March 6, 2025 12:25:45 PM
Attachments: [Strong Opposition to AB-518.pdf](#)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello,

I am once more writing a current letter to each of you which voices my very realistic and strong opposition to implementing AB-518 in Santa Cruz County.

I understand that any support given to any of you in this instance is to advocate for you constituent who need financial help in order to keep their properties solvent in these hard financial times... BUT, the reality of this bill operating in this county far outweighs the reality of some few, in time after permitting process, might find a bit of extra income...

Please see the attached document which voices my opinion.

Respectfully,
Catherine Bayer

To Whom It May Concern:

I am a homeowner in Northwest Santa Cruz County in an area that was devastated by the CZU Lightening complex fire in 2020. My home didn't burn I know many who lost everything. I have had my homeowner's insurance dropped by Farmer's after 40+ years without making a claim.

I'm sympathetic to the goal of increasing the opportunities for camping, but the bill allowing so-called "Low-impact camping areas" (AB-518) is grossly deficient. Please do not pass this bill until the following deficiencies are corrected:

Fire hazard—As detailed in the Rural Bonny Doon report on LICAs (<https://rbda.us/wp-content/uploads/2025/02/RBDA-report-on-Foreseeable-LICA-impacts.pdf>), recreation is the single largest cause of wildfires in California (Scientific American, 12/1/23). Campgrounds should be prohibited on properties mapped by Cal Fire as "high fire hazard" or "very high fire hazard" and in neighborhoods where private insurance companies are denying insurance coverage. Campgrounds should be required to have the same water storage for fire-fighting as local residences. Fire safety should take priority over maximizing the number of campgrounds.

Generators—The ordinance must prohibit use of all generators. Generators are a nuisance to neighbors, a fire hazard, and are counter to the objective of a natural camping experience. They are prohibited on the 47 permitted commercial cannabis cultivation sites in Santa Cruz County (except for emergency use), and they should be prohibited on all LICAs.

Set-backs and noise—Campgrounds must be set back far enough from neighboring residences that neighbors can enjoy quiet without having to retreat indoors. The bill's specified setback of 200 ft is unacceptably close. If generators are allowed, the setback should be a minimum 1000 ft from residences. If generators are prohibited, the setback should be 500 ft. AB-518 requires that quiet hours be enforced from 10:00PM to 6:00AM. The bill must specify who is responsible for enforcement and funding for enforcement.

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Protection of wildlife—LICAs should be excluded from habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies.

Similarly, The Nature Conservancy and Sempervirens have mapped lands that they consider priorities for conservation. Campgrounds should be prohibited in these areas.

Pilot program for farm stays—Many of the problems with the proposed ordinances could be removed if LICAs were excluded from properties in high fire hazard areas in residential neighborhoods. Why not start a pilot program for farm stays on Agricultural lands outside of hazardous fire areas and outside of residential areas?

I understand that many people in the state are desperate for help financially with the crazy cost of living, mortgage rates, rental costs, taxes, etc., etc., BUT this bill, which seems to be designed to help people who want extra income off their property will harm the rest of us and the environment more than it will help a few who need extra cash... it is greatly misguided and not feasible for implementation in areas that are subject to high fire danger risk or ANYONE'S PEACE OF MIND AND LIFE AS A NEIGHBOR OF AN UNSUPERVISED CAMPSITE!!!

Please reject AB-518 unless the deficiencies cited above are corrected.

Sincerely and respectfully,

Catherine Bayer

[REDACTED]

Santa Cruz, CA 95060

Email: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]