

**From:** [pbscommissions](#)  
**To:** [James Feenan](#); [Julia Krog](#); [Jocelyn Gonzalez-Thies](#)  
**Subject:** FW: 8/1 Public Comment -- Planning Commission Meeting Item #6A  
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**From:** Cosmo Knoebber <cosmo.knoebber@gmail.com>  
**Sent:** Wednesday, July 31, 2024 10:52 AM  
**To:** pbscommissions <pbscommissions@mendocinocounty.gov>  
**Subject:** 8/1 Public Comment -- Planning Commission Meeting Item #6A

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Dear Mendocino County Planning Commissioners,

My name is Cosmo Knoebber, and I live on TPZ zoned land in Comptche.

My understanding is that one of the few allowable uses of TPZ land is campgrounds! Of course when this language was written into our general plan, no one was thinking of tiny campgrounds with super low impact; they were considering bigger operations.

Similar to logging operations, a bigger campground would require too much bureaucracy to be cost effective. With the cost of environmental impact reports, foresters, permits, infrastructure improvements, and licensed timber operators, there is not much profit in logging a 30 acre parcel.

So what can we do? Small campgrounds is one answer! It's perfect because the land is hardly affected by a few picnic tables, and still "loggable" with little in the way.

My little hipcamp operation generated about 6,500\$ last quarter. I just sent off a check to the tax collector for about 650\$ for the "bed tax". Those funds allow me to keep living how I want to live. And they also help our economically struggling county. With the fishing, logging, and cannabis industries busted, we need to consider alternative income streams. It seems tourism is the one thing we still have, please don't yank that away from us!

I see that one of the main concerns from the public comments is fire. It has been my observation that today's campers are VERY fire aware. Fires are super scary and they are in the news. Nobody wants a forest fire. ESPECIALLY us land owners!! I use hipcamps fireban to let campers know, before arrival, that fires are not allowed during the dry months. Even when it's pouring down rain, and nearly impossible to catch the forest on fire, campers are super nervous of fire. I believe that when a private landowner like myself hosts campers, we are hyper aware of what happens in our space. I don't want my house or anybody else's burnt up!

Today's campers are not the stereotypical campers of days gone by; modern campers tend to be environmentally conscious, low key, and super thankful to those of us who share our land with them. It tends to be a symbiotic relationship we share

with them; they enrich our lives as we do theirs.

Aside from bringing money to private and government hands, hipcamp also brings our beautiful county to the attention of various types of professional people. People who may buy land here, work here, invest here and help us to prosper. I have experienced this when one of my campers fell in love with the region and decided to relocate here. He quit his job with the city of Los Angeles building and planning department and went to work for Mendocino County dept. of building and planning!! Ironically, he was the one who had to turn down my application for a business licence to operate a hipcamp!!!

If I am unable to host a few campers on my land, I have come to the decision to leave this county. There will be nothing left for me here. Just one more "for sale" sign on the Comptche-Ukiah Road.

Respectfully yours,  
Cosmo Knoebber