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From: tkisliuk@mcn.org
To: pbscommissions
Subject: Low Intensity Camping Letter
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Dear Supervisors,

Please consider my letter of public comment.

I am a Landowner in Mendocino County and a Professional Forester.

I believe the current proposal is not thoughtfully laid out and the antipathy of a planning document.

I believe it could be mitigated to work in some circumstances.

You should know my property (Book 13, Page 24, Parcel 29) is immediately East of the Coastal Zone and a valuable candidate for this type of project. My Ranch is about one mile from the Pacific and East of the existing large revenue generating Westport Beach Campground.

Allowing on TPZ is entirely not compatible with rural roads, existing private ingress/egress easements and most importantly a hazard to both log and recreational traffic and fire risk.

On my Ranch the best potential camping sites are near Wages Creek. This is not only a riparian area upstream but also the municipal water supply. How is the County going to protect existing businesses and resources? The Campground at Wages Creek is quite an Operation and I'd guess generates revenue and employment...how will they be affected?

First and foremost the Hip Camp site indicated I could potentially generate far more revenue from operating a hip camp than my current use of sustained yield forestry. As I recall managing TPZ for inland manufacturing is the highest and best use of these lands and much of the benefit is for intangibles like clean air, clean water, and wildlife habitat. Unquestionably those values will be impacted. Also there is a quality of life issue...I love the quiet of my ranch where I can hear the ocean, the river, and the wind, campers would impact that.

My seasonal road is a steep pitch to a blue and white water view of the Pacific. My camp sites abut hundreds of thousands of acres of hard working Redwood Forest Lands. Forest Product manufacturing takes place in the Ukiah valley so there will unequivocally be an effect on inland existing employment. Can you imagine log truck drivers meeting Campers on the narrow road or the joy of Campers to hear the saws start up every day at 6 am? The First Log Trucks enter logging jobs about 4:30...am! Yes the Loader and Trucks have lights and Beep

for Safety...Loudly.

The project should be mitigated so each applicant can be carefully analyzed to see if the new use does not conflict with existing uses and this will require a new staff position at the coast to go on site and also review paperwork.

How are you going to address the existing Hip Camps which are listed on the site and apparently not an existing lawful use.
How much revenue do they generate for the County? How are you going to enforce collecting any revenue generated?

There are numerous questions and I think any thoughtful review would require each applicant be individually analyzed, permitted, and inspected
to make sure they are following basic best management practices. Also to make sure you are generating revenue for the County which I believe is your primary objective!

I imagine some potential Hip Camps might not conflict with others but you are going to need a mechanism for dealing with people who are scofflaws and
there are a few people in Mendocino County who do not follow State and Local Regulations! A permit without review I believe would have numerous conflicts with State Forest Practice and Williamson Act Policies among others.

Another unintended consequence. One large Industrial Timberland Owner could feasibly have many, many, sites in the Westport Area.
These would be up steep roads with fantastic view of the Coast. Yes there will be fire and safety issues all falling to Emergency Providers who are not equipped to deal with this. I can also anticipate an uproar of Metropolitan Westportans about a stream of traffic going up rural roads to beautiful sites. This would hold true for many other Coastal Communities including Mendocino and others.

I suggest you carefully re-think your proposal and start small and find out if indeed this proposal generates revenue and is good policy.
The Marijuana policy for Mendocino County did not generate the pot for potholes or any financial benefit but in fact became a large County Expense which did not generate Government Income. I suggest you proceed carefully and thoughtfully which would not be a blanket policy changing the use of much of the land base in the County.

I also believe a poorly thought-out policy will lead to a successful lawsuit against the County depleting scarce County Resources which are sorely needed for Constituent Services. The ingress/egress issue of converting most of the Counties land base from a residential or permitted use to a new business use seems particularly applicable.

Sincerely,

Tom Kisliuk
Wages Creek
RPF #2676