

Subject: 2/28 Public Comment - Planning Commission Meeting Item #8

Dear Chair Shepherd and Santa Cruz County Planning Commissioners,

My name is Nora Immoor and I am a resident of unincorporated Santa Cruz County in **Watsonville/Corralitos area**. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low impact camping (Item #8). I am excited to see Santa Cruz investing in compatible uses like camping that will create economic opportunities for local landowners and increase visitor access to our county's natural resources in a sustainable way.

I live on approximately 15 acres, having been blessed to purchase what the prior owners used to be a cannabis farm in 2019. I do not grow cannabis as I prefer flowers, and have been slowly learning how to grow Dahlias and the land is so beautiful that it needs to be shared. I am a single mother supporting a child who suffered serious mental health issues following the epidemic- I am no longer able to work outside the home as my kid needs supervision to keep him safe and on track. We have spent the past three years in and out of hospitals and institutions across the country. Hosting recreational campers would allow me the extra income needed for the medical bills and more importantly the freedom to continue to work from home and give my kid the support he needs to heal and reinvest into the land the love and stewardship I long to give it.

Please consider updating the low impact camping ordinance to allow for these activities on smaller properties like ours. Hosting campers would enable us to earn supplemental income while offering an affordable option for visitors who want to travel to and experience our county. Did you know that one of the world's most famous Dahlia breeders is a Santa Cruz resident? I am learning from Kristine Albrecht and I dream of rows of beautiful dahlias and campers enjoying the beauty. I appreciate Santa Cruz's commitment to expanding economic opportunities for rural landowners like myself, and ask the Planning Commission to consider how the low impact camping ordinance can be more inclusive of smaller properties so that more residents and visitors can benefit from this.

I am very excited to see Santa Cruz working on low impact camping. Please support an ordinance that creates an accessible permit process and that enables us to share what we have!

Thank you,
Nora Immoor

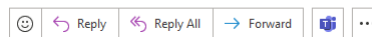


L Horst <latifhorst@gmail.com>

To Nicholas Brown

Retention Policy 60-day Delete (60 days)

Expires 4/25/2024



Sun 2/25/2024 4:21 PM

Dear Honorable Members of the Board of Supervisors,

I strongly support the proposed Low-Impact Camping Area Ordinance. However, I believe the minimum parcel size of 5 acres is unnecessarily restrictive. Allowing low-impact camping on parcels as small as 3 acres offers significant benefits to both landowners and the county, while responsibly addressing concerns that might drive a larger size requirement.

Here's why a 3-acre minimum is the better choice:

- **Ideal Suitability for Smaller Parcels:** Residential Agriculture and rural areas contain numerous properties between 3 and 5 acres that are perfect for low-impact camping. These sites offer natural buffers and privacy often lacking in more densely developed neighborhoods. Opening up this segment offers a greater selection of locations for a wider range of experiences.
- **Responsibly Addresses Density Concerns:** Low-impact camping, by definition, has minimal infrastructure and limited guest capacity. By focusing on suitable parcels and including strong operating standards, concerns about noise and neighborhood disturbance can be mitigated even on smaller sites. This offers a solution to valid concerns without unnecessarily limiting opportunities.
- **Land Stewardship and Economic Incentives:** Many smaller properties face greater difficulty generating traditional agricultural income. Low-impact camping provides an economically viable use that complements rural character, encourages land preservation, generates TOT revenue, and creates jobs for local residents without extensive infrastructure demands.
- **Increased Equity of Access:** Smaller land requirements open up participation to a broader range of property owners, including those who traditionally might not be able to provide such amenities. This widens the availability of affordable camping options across Santa Cruz County, making nature experiences accessible to more people regardless of economic standing.
- **Precedence and Alignment Goals:** A growing number of California counties, including those with significant rural character, successfully utilize smaller minimum parcel sizes for these types of camping areas. This aligns with the Board's expressed support for rural economies and agritourism.

I encourage the Board to:

1. **Adopt a 3-acre minimum parcel size** to expand the benefits of low-impact camping within Santa Cruz County.
2. **Require strong operating standards** within the ordinance to guarantee responsible management and address any potential concerns regarding density and neighborhood impact.
3. **Request a detailed rationale for the initial 5-acre minimum**, including specific data or modeling used to justify this larger acreage cutoff.

With thoughtful implementation, allowing low-impact camping on 3-acre parcels would create a win-win for landowners, the county, and visitors seeking affordable outdoor experiences in the beautiful Santa Cruz region.

Respectfully,

L Horst 1st District

2/28 Public Comment - Planning Commission Meeting Item #8



Yeyen Gunawan <laviepurefoodcollective@gmail.com>
To: Nicholas Brown

Retention Policy 60-day Delete (60 days)

Expires 4/26/2024

Some of the content in this message couldn't be downloaded because you're working offline or aren't connected to a network.



Mon 2/26/2024 8:38 AM

My name is Ivy Brown and I am a resident of unincorporated Santa Cruz County in Watsonville, CA. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low impact camping (Item #8). I am excited to see Santa Cruz investing in compatible uses like camping that will create economic opportunities for local landowners and increase visitor access to our county's natural resources in a sustainable way.

I am a single mom living in a five acre property. Hosting recreational campers would help offset my property taxes and mortgage of \$8100/month and would help enable us to invest in stewardship projects on our land. Please consider updating the low impact camping ordinance to allow for these activities on smaller properties like ours. Hosting campers would enable us to earn supplemental income while offering an affordable option for visitors who want to travel to and experience our county. I appreciate Santa Cruz's commitment to expanding economic opportunities for rural landowners like myself, and ask the Planning Commission to consider how the low impact camping ordinance can be more inclusive of smaller properties so that more residents and visitors can benefit from this.

I am very excited to see Santa Cruz working on low impact camping. Please support an ordinance that creates an accessible permit process and that enables us to share what we have!

Kindly,
Ivy Brown

-----Original Message-----

From: Robert <traveler11@charter.net>

Sent: Wednesday, February 21, 2024 2:37 PM

To: Natisha Williams <Natisha.Williams@santacruzcountyca.gov>

Subject: Camping ordinance

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

Hi Natisha , I was enlightened to the possibility of changes to the camping on private property yesterday. I looked over the proposal and am wondering mostly about 1 thing . The water requirements for fire . As most people that might be interested in having camping on their property, I see the stumbling block as the 10,000 gallons for fire . My property although not in the woods was built in the 60 s and water storage wasn't a requirement at that time . Fast forward today installing 10,000 gallons of storage costs approximately \$20,000 . I checked with my well guy . If you are able to get \$50 - \$100 per night for campers , who is going to spend that kind of money . Unless you have it and then you are probably not going to have people camping on your property. .i think you understand my point. Am I reading this wrong?if not then most will be done before you have changed the ordinance. So I am wondering if there is anything else that can be done ? I personally have a 17 acre property that I would be interested in doing this but can't afford , the well upgrade.

Thanks

Sincerely

Robert

831-252-6670

Sent from my iPad

Subject: 2/28 Public Comment - Planning Commission Meeting Item #8

Dear Chair Shepherd and Santa Cruz County Planning Commissioners,

My name is Jessica Ridgeway and I am a resident of and run a nonprofit at two different locations in unincorporated Santa Cruz County in Aptos and Watsonville. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low impact camping (Item #8). I am excited to see Santa Cruz investing in compatible uses like camping that will create economic opportunities for local landowners and increase visitor access to our county's natural resources in a sustainable way.

I live with my family on a beautiful 2.94 acre property in Aptos and run Farm Education programs on a 19 acre property in unincorporated Watsonville. Hosting recreational campers would help offset our property taxes and would enable us to invest in stewardship projects on our land. This past winter we had a sizeable slide just after all that rain finally stopped in April. We are eager to take the advice of RDC and plant a living barrier of willows and native shrubbery to keep that slide from creeping towards our foundation. Low-impact camping also has the added benefit of allowing us to share our good fortune of a beautiful wooded hillside in the Aptos Hills with families and individuals eager to access the natural beauty our county has to offer.

On the organic farm that houses our community-based food, farming and nature stewardship programs, we are eager to help pay for our scholarship programs with low-impact camping opportunities that we know our clients are excited to access. We get requests during every season to provide space on the farm for campers. We have a beautiful spot that is about 20 feet from our property line, but hundreds of feet from any neighbor's structure.

Please consider updating the low impact camping ordinance to allow for these activities on smaller properties like ours. We could easily host one or two tents on our almost 3 acre property without parking in the street, or impacting our neighbors in any way. A factor of the proposal that would impact the nonprofit site is allowing the camp site to be within 20 feet of the property line when it will not impact neighbors.

Hosting campers would enable us to earn supplemental income while offering an affordable option for visitors who want to travel to and experience our county. I appreciate Santa Cruz's commitment to expanding economic opportunities for rural landowners, nonprofits and farmers like myself, and ask the Planning Commission to consider how the low impact camping ordinance can be more inclusive of smaller properties so that more residents and visitors can benefit from this.

I am very excited to see Santa Cruz working on low impact camping. Please support an ordinance that creates an accessible permit process and that enables us to share what we have!

Thank you,
Jessica Ridgeway

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Jessica Ridgeway (*she / her / hers*)
Executive Director

Farm Discovery at Live Earth

Seed to Mouth, Farm to Fork, Child to Community Connections

831.728.2032

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Dear Chair Shepherd and Santa Cruz County Planning Commissioners,

My name is Daniel Mollner and I am a resident of unincorporated Santa Cruz County in Boulder Creek. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low impact camping (Item #8). I am excited to see Santa Cruz investing in compatible uses like camping that will create economic opportunities for local landowners and increase visitor access to our county's natural resources in a sustainable way.

I live with my family on a property off of Bear Creek. Hosting recreational campers would help offset our property taxes and would enable us to invest in stewardship projects on our land. Hosting campers would enable us to earn supplemental income while offering an affordable option for visitors who want to travel to and experience our county.

Whenever guests come to visit us they are always grateful for the opportunity to soak up the beauty of this special place. They say it "restores their soul" and I feel the same way...that's why I live here and want to share the magic with others. For this reason, I am very excited to see Santa Cruz working on low impact camping. Please support an ordinance that creates an accessible permit process and that enables us to share what we have!

Thank you,
Daniel Mollner



CCOF

Advancing organic agriculture through certification, education, advocacy, and promotion.

Santa Cruz County Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060

February 26, 2024

Subject: 2/28 Public Comment - Planning Commission Meeting Item #8
Send to: Nicholas.Brown@santacruzcountyca.gov

Dear Chair Shepherd and Santa Cruz County Planning Commissioners,

CCOF is a nonprofit organization based in Santa Cruz, California, that provides organic certification, education, grants, and advocacy to certified organic farms, ranches, and businesses.

CCOF applauds Santa Cruz County's commitment to expanding income diversification opportunities for rural landowners, especially the county's farmers by increasing visitor access to our region's working lands.

We strongly support an ordinance that creates an accessible process for landowners. We thank you for providing farmers with the flexibility they need to host small-scale camping areas without impacting their natural resource conservation practices, as required by the federal organic regulations.

CCOF represents a diversity farmers, including small producers who are often those most in need of new and sustainable supplemental revenue streams. With this in mind, we ask the Planning Commission to ensure development standards are proportional to the scale and intensity of use on the land, and requirements like setbacks do not inadvertently exclude landowners and farmers who may operate on smaller parcels.

We also ask the Planning Commission to consider an accessible permitting option for landowners on fewer than five acres. Development standards, such as density requirements, should mitigate any potential impacts of hosting campers on smaller parcels. For example, a one-site per acre requirement would mean that a landowners on two acres would not be able to host more than two individual campsites on their property without additional approval from the County.

CCOF would like to see a Low-Impact Camping Ordinance move forward. Let us know if there is anything we can do to help.

Thank you!

A handwritten signature in black ink that reads 'J. Benador'.

Laetitia Benador
Senior Policy Advocate

Cc: Rebekah Weber, Policy Director

Dear Chair Shepherd and Santa Cruz County Planning Commissioners,

My name is **Tori Koneya** and I am a resident of unincorporated Santa Cruz County in **Live Oak Neighborhood**. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low impact camping (Item #8). I am excited to see Santa Cruz investing in compatible uses like camping that will create economic opportunities for local landowners and increase visitor access to our county's natural resources in a sustainable way.

We would love to have opportunities to camp locally as our State Park fill up months in advance. Hosting campers would enable us to earn supplemental income while offering an affordable option for visitors who want to travel to and experience our county. I appreciate Santa Cruz's commitment to expanding economic opportunities for rural landowners like myself, and ask the Planning Commission to consider how the low impact camping ordinance can be more inclusive.

I am very excited to see Santa Cruz working on low impact camping. Please support an ordinance that creates an accessible permit process and that enables us to share what we have!

Thank you,

Tori Koneya

Sent from my iPhone

My name is Dawn Schipper, and I am a resident of unincorporated Santa Cruz County in La Selva Beach. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low impact camping (Item #8). I am excited to see Santa Cruz investing in compatible uses like camping that will create economic opportunities for local landowners and increase visitor access to our county's natural resources in a sustainable way.

My family lives on an agriculturally zoned parcel of 10 acres. We love the prospect of inviting visitors to share the natural beauty of our area, with low impact to the land. The income from sharing our property with short-term campers allows us to maintain the natural landscape and be better stewards of the land— the funds can be reinvested into clearing dead brush, maintaining healthy trees, and keeping the natural water pathways clear of debris. All of these efforts are more necessary with the yearly flooding and fires our area now experiences.

Thank you for considering the positive contributions outdoor recreation provides to our county. It is a low impact and joyful way to welcome visitors and generate tax funds.

I appreciate your commitment to good stewardship of our precious ecosystems, and am happy to work within the parameters of the permit process to allow short term camping on private property.

Sincerely,
Dawn Schipper

[Sent from Yahoo Mail for iPhone](#)