



Rancho Navarro Association

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COUNTY OF MENDOCINO
BOARD OF SUPERVISORS

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EXECUTIVE OFFICE

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UKIAH, CALIFORNIA

To the Mendocino County Board of Supervisors

August 8, 2017

My name is Kathy Janes. I am a member of the Board of Directors of the Rancho Navarro Association, a subdivision near the town of Navarro. Rancho Navarro consists of 135 separate parcels which have at least 150 full time residents.

I come before the Board in support of adoption of a zoning overlay allowing discretion on permitting cannabis cultivation on recognized and definable areas of the County such as a subdivision with CC&Rs and a defined boundary.

Our subdivision, Rancho Navarro near the town of Navarro, is currently experiencing an unwanted expansion of commercial cannabis cultivation. We feel that this is in part due to the County ordinance related to cannabis that allows commercial cultivation of cannabis on residential parcels of 10 acres or greater even without a legal residence. Our subdivision consists of 10 acre parcels in a relatively remote area. Thus, many growers have flocked to our residential neighborhood for the sole purpose of cultivating cannabis. Most of these large, commercial grows are operated by absentee landlords who do not live in the community and are not involved with managing our homeowners' association. This creates a lot of transient traffic, unwanted noise, environmental destruction and heavy impacts to our road network and shared water resources.

Our board has met numerous times to discuss this issue and feels that the county regulations related to cannabis contradict our desire for our subdivision to be first and foremost a RESIDENTIAL neighborhood, as specified in our CC&Rs. We would prefer NOT to allow large, commercial cannabis operations in our community because such operations violate the provision of our CC&Rs that all parcels are restricted to residential and recreational use.

We appreciate the response we have seen so far from County staff and the resource agencies regarding our previous specific complaints. Moving forward, we feel that addressing this issue via a zoning overlay would allow for a more permanent solution.

Thank you for your time.