

Rancho Navarro is a Homeowner Association (HOA) in Anderson Valley. Our 137 parcels are zoned RR10, most are approximately 500 feet wide and 1000 feet long/tall. We have more than 10 miles of chip-sealed roads that are approximately 40 years old.

Since the legalization of cannabis and before there has been a rush on the 10 acre parcels that make up Rancho Navarro. There are few ten acre, small, parcels of land in Mendocino available. In 2018 the Anderson Valley identified and mapped over 30 large greenhouses or hoop-houses. At last check we have only 2 permitted and presumably licensed growers, there are 6 other individuals who's permits are "under review" and have been for 3 years. They do not have licenses from the State, yet they claim legitimacy.

All this to point out that almost all the commercial cannabis grown on Rancho Navarro is illegal and supported by the black-market. It would be great if code enforcement would deal with this instead of ignoring it and doing nothing about it.

It makes sense that permits have not been granted, because Rancho Navarro has very little water. Many of the wells are in or near seasonal creeks and typically run dry after July. Last year and this year have been the driest ever, the creeks did not flow. This has not deterred the growers, some who do not even have wells, and are already trucking water in.

Our 40 years old chip-sealed roads are breaking up and we are trying to figure out how we raise the estimated \$1,000,000 for repairs. A 4,000-gal. water truck is rated up to 56,000 lbs (28 tons) and a 2019 Ford F150 XL 4 Door SuperCrew 4WD is just 4,769 pounds (2.4 tons), notice the difference. These water trucks come in and out every day, they are trashing our roads. They need to be stopped. Key words are scale and impact.

In the past we have asked that the planning department require the applicant for cannabis cultivation obtain a permit from the HOA prior obtaining permits from the County, which would provide a solution. However we have heard that under consideration is a similar requirement that, where private roads are concerned, applicants be required to obtain permission from the owners. This is strongly endorsed and we ask that the Board of Supervisors give the idea serious consideration.

Sincerely Anthony Leighton