

TRINITY COUNTY PLANNING COMMISSION STAFF REPORT
--

DATE: September 10, 2020

PLANNER: Kim Hunter, Director of Building and Planning

APPLICANT/APPELLANT: Ernie and Kristel Bell, ET Al.

AGENT: James M. Underwood, Underwood Law Office

REQUEST: An appeal of Planning Director's Decision to approve Commercial Cannabis Cultivation License (CCL-2020-691).

LOCATION: 150 Coffin Rd., Lewiston. (APN: 025-180-37-00)

APPROX. ACREAGE: 8.94 acres

ZONING DISTRICT: Rural Residential-5 Acre minimum (RR5)

ZONING DISTRICT OVERLAYS: Flood Hazard

GENERAL PLAN DESIGNATION: Rural Residential (RR)

STAFF RECOMMENDATION: Staff recommends that the Director's approval of this commercial cannabis license (CCL #691) be deferred until a site-specific environmental review and determination can be completed in accordance with the California Environmental Quality Act (CEQA).

ADJACENT LAND USE AND ZONING INFORMATION:

Direction	Land Use	Zoning	General Plan Designation
North	Residential	RR5	RR
South	Residential	RR5	RR
East	Residential	A	A10
West	Residential	RR5	RR

SUMMARY: This appeal has been filed due to concerns about how new commercial cannabis cultivation operation will affect local business and residents. According to documents submitted, pre-existing commercial cannabis operations have had detrimental effects on residents, property owners, and One Maple Winery. Residents, property owners, and the owners of One Maple Winery are adamantly opposed to any new commercial cannabis operations in the area

because of effects on the environment, quality of life, and economic impacts of not only the proposed new operation but the cumulative effects of all the commercial cannabis operations in the area.

ATTACHMENTS:

1. Appeal Form submitted on July 23, 2020
2. Correspondence from Underwood Law Offices, P.C. dated July 23, 2020
3. Legal Notice for CCL #691 dated June 29, 2020
4. Correspondence Opposing CCL #691 various dates
5. Correspondence Supporting CCL#691 dated July 10, 2020



COUNTY OF TRINITY

APPEAL OF PLANNING DIRECTOR'S
DECISION TO PLANNING COMMISSION



Name: ERNIE AND KRISTEL BELL, ET AL. Phone: (530) 623-2200

Email: c/o Jim@JMULawOffice.com

Physical Address or APN: APN 025-18-37

Mailing Address: P.O. Box 2428, Weaverville, CA 96093

Decision of Planning Director rendered on (date): July 10, 2020

Planning Director's Decision was to: Approve Deny Continue

Request for: Appeal of Planning Director's approval of CCL 2020-691 to the Planning Commission.

Reason for Appeal:

Failure to comply with CEQA. See James Underwood letter of July 23, 2020, with related details, which is incorporated by reference.

Signature:  Date: July 23, 2020

Clerk's Use Only P-20-28

Date Filed: _____ Fee Collected: _____
Hearing Date: _____ Receipt No.: _____
Notice Published: _____ Notice Mailed: _____

From: One Maple Winery <contact@onemaplewinery.com>
Subject: APPEAL for APN 025-180-38-00 Commercial Cultivation Cannabis License Application
Date: June 2, 2020 at 11:57:44 AM PDT
To: mbrinkley@trinitycounty.org

***Electronic acknowledgement of receipt of this email is requested.*

In accordance with the notice dated 5/18/2020 (but not postmarked until 5/26/2020), we request you deny the Commercial Cannabis License Application for APN 025-180-38-00, 200 Coffin Road.

As the owners of One Maple Winery, adjacent to the named property, we feel enough is enough. We have owned and lived on this property since 1996. Our business opened to the public in 2006. It was a thriving business with a wonderful view and creekside environment - until the properties across the creek sold to commercial cannabis growers. The same "group" apparently now own the following APNs:

025-180-36	100 Coffin Road
025-180-37	150 Coffin Road
025-180-38	200 Coffin Road
025-180-10	310 Coffin Road

Apparently at the onset of this madness, noticing adjacent properties was not a county practice or policy. The first greenhouses appeared without our knowledge - no notices from the county. We find this odd as the approval and permitting of our vineyard (merely growing grapes) was contingent upon an environmental impact study - all neighboring properties were noticed for comment. We also question whether the Coffin Road commercial cannabis gardens and greenhouses are in compliance with standards pertaining to the flood zone and distance to Grass Valley Creek. What dangers now exist pertaining to our natural environment and ground water?

We've been dealing with nothing but chaos since day one. The construction noise never stops, the smell permeates the air, the lights glow at night, music is blasted at all times. Our quality of life on our own property has changed dramatically.

More traumatizing, however, is the affect the commercial grow has had to our business. Our sales have dropped by at least 50%. Customers noted they no longer patronize our business due to the commercial grow. We cannot guarantee our clients can enjoy a picnic, wander through our gardens, or experience a wine tasting without the "smell of a skunk". We can no longer book weddings, bridal showers, baby showers, birthday parties or other events anywhere on our property, especially the gazebo area along the creek with the "new greenhouse view". Events previously booked subsequently canceled due to our new environmental conditions. Dogs from their property across the creek roam our property consistently. We no longer feel safe to allow the grandchildren to roam and romp in our own backyard.

Enough is enough! We respectfully request you deny this application.

Thank you,
Ernie and Kristel Bell
One Maple Winery
(530) 778-0716 - Winery
(530) 778-0714 - Home

UNDERWOOD LAW OFFICES, P.C.

Weaverville Office:
PO Box 2428
121 Forest Ave., Ste. A
Weaverville, CA 96093
Telephone: 530-623-2200

James M. Underwood

Redding Office:
1274 Court Street
Redding, CA 96001
Telephone: 530-276-8246

HAND-DELIVERED

RECEIVED

Thursday, July 23, 2020

JUL 23 2020

Kim Hunter
Trinity County Planning Director
61 Airport Road
Weaverville, California 96093

**TRINITY COUNTY
PLANNING DEPARTMENT**

Re: Notice of Appeal – Proposed Commercial Cultivation License (CCL) 2020 - 691 (APN 025-18-37)

Dear Ms. Hunter:

My office represents Ernie and Kristel Bell, individually and on behalf of their One Maple Winery business, and an interested group of local property owners organized as the Friends of the Lewiston Grass Valley Creek.

These clients have asked me to submit a Notice of Appeal of the above-referenced Small Mixed-Light commercial cannabis cultivation license approval, for proposed activities at 150 Coffin Road, in Lewiston. As you know, the parcel on which the new commercial cultivation site is proposed is immediately adjacent to the One Maple Winery property, which address is 4271 Lewiston Road (APN 25-180-33).

My clients have been adversely affected by licensed commercial cultivation operations on two other contiguous parcels, located at 3 Coffin Road and 200 Coffin Road, respectively. Those ongoing licensed operations have created increasingly problematic nuisance conditions for the non-cannabis businesses and properties in the area. The threatened County approval of yet another neighboring commercial cannabis cultivation operation, with even closer proximity to the One Maple Winery, would significantly exacerbate an already intolerable problem.

Specifically, cannabis odor from those operations has severely impacted business operations at One Maple Winery, and commercial cannabis operation caused night light blight, noise and odor has similarly affected all non-cultivator property owners in the entire vicinity. The proposed new license, which would result in a new outdoor cultivation area having a premises boundary that includes approximately 1.5 acres, and can be expected to cause even more objectionable cannabis odor, could be the final straw causing the demise of a successful winery business that Trinity County has benefited from for nearly 25 years. If approved, proposed CCL 2020-691 would result in an irreconcilable, but avoidable land-use conflict – between a long-established winery business and a speculative proposed new enterprise.

Aside from the ongoing nuisance conditions caused by the existing area operations, which would be magnified by the new proposed outdoor cultivation activities and create both site-specific and cumulative adverse impacts in the vicinity, my clients have concerns about the cumulative environmental impact of the proposed new cultivation operation on water quality in the entire Grass Valley Creek watershed due to the proximity of

Letter to Kim Hunter, Planning Director

Re: Notice of Appeal – Proposed Commercial Cultivation License (CCL) 2020 - 691 (APN 025-18-37)

July 23, 2020

Page 2 of 2

the proposed and pre-existing operations near the project site and more regionally. My clients are also concerned about air quality, both on a project specific and cumulative basis, during construction and as it relates to the ongoing proposed operations; construction and operating noises that adversely impact One Maple Winery and vicinity residences; the potential impacts of the proposed operation on surface water quality and groundwater availability, to all area users; traffic and road maintenance issues; and significant further visual degradation in the vicinity of the proposed operation.

Each of these issues, and others as may be brought to the attention of the County, must be addressed in accordance with the California Environmental Quality Act (CEQA). Based on a limited review of the Planning Department file for the CCL 2020-691 application, even the Planning Department appears to have determined that a Categorical Exemption (CE) is not appropriate for this project. The Planning Department, in light of the significant adverse potential impacts summarized above, got this threshold CEQA determination right. This is the case because where CEs might otherwise apply for such a project, but where there are cumulative environmental impacts or significant site-specific impacts that would result such as here, an initial study and preparation of a mitigated negative declaration (MND), or an EIR if all impacts cannot be mitigated, must occur prior to license approval. (See CEQA Guidelines section 15300.2 [Exceptions to Categorical Exemptions].)

But, no CEQA document identifying and mitigating significant adverse impacts, both site specific and cumulative in nature, has been prepared. In light of the significant above stated environmental impacts, and the absence of any CEQA document addressing and properly mitigating each anticipated impact from this project, the Commission therefore has no choice but to grant and approve this appeal. As a result, the Commission would simply be determining that this proposed project cannot proceed, at least until a proper CEQA document has been prepared, with appropriate public input.

For these reasons, my clients are appealing the Planning Director's decision to approve CCL 2020-691, and request that the decision be reversed by the Planning Commission, with possible future license issuance to be considered only at such time that proper CEQA review has been completed for the project.

Respectfully submitted,



James M. Underwood

Enclosures: Appeal of Planning Director's Decision to Planning Commission Form
Appeal Filing Fee

Cc: Ernie and Kristel Bell
Maple One Winery
Friends of the Lewiston Grass Valley Creek

June 4, 2020

Trinity County Planners:

You have allowed (and continue to allow) a travesty to occur in our beautiful neighborhood. I am referring to the pot "plant" that exists directly across Grass Valley Creek from our residence. We refer to it as a pot "plant" because of the loud and continual construction equipment noise that plagues this community, sometimes late into the night. This in conjunction with the constant whirr of the many large greenhouse fans that shatters the calm of the once serene upper Lewiston valley. We were here first! We are no longer able to enjoy the summer evenings in our own yard due to the overwhelming stench of marijuana. We are no longer able to open the windows to allow fresh air to flow thru the house as the house is overcome with the smell of skunk. The night sky is awash with the glow of the greenhouses. The viewshed is destroyed. The large greenhouses and terracing saw to that.

Furthermore we are concerned with our personal safety from the frequent disruption of unknown vehicles that pull into our driveway looking for the marijuana operation. We no longer can allow our younger family members to play out in the front yard.

We are extremely concerned about the quality of our domestic water which is pumped from a well directly down stream from the grow. We expect the water (surface and ground) to be tested for any harmful substances emitting from this grow. We are concerned not only for our health and our neighbors health but for the health of our very expensive livestock and pets.

We are not fooled by the term "Categorically Exempt (Class 2 Section 15302 - Replacement or Reconstruction)", and you shouldn't be either. We all know that this means expansion. Which is what they have been doing since they invaded our fine community.

As legitimate business owners and long term residents of Trinity County, we demand that you do not allow any more "Replacement or Reconstruction" (EXPANTION), and deny this CCL 2020-132, APN 025-180-38-00 as referenced in your letter dated May 18, 2020.

Don & Phyllis Swanson
Lewiston Fleece Dept.
Lewiston Fiber Dept.
4361 Lewiston Rd
530 605-8033
dongswanson@yahoo.com

***Electronic acknowledgement of receipt of this email is requested.*

Mary B. Brinkley

From: Joan Carr <carrlandcivil@gmail.com>
Sent: Thursday, June 4, 2020 9:58 AM
To: Mary B. Brinkley
Cc: Kim Hunter
Subject: Complaint related to CCL 2020-132 application
Attachments: CARR complaint signed 06042020.pdf; IMG_0940.JPG

Mary and Kim,

Attached please find a letter of complaint and a request to deny CCL 2020-132.

I have also attached a photo of the lights on a the greenhouse as seen from my front door taken in the dark on 2/19/2020. I have another set of photos taken from my front door, in the dark, on 11/22/2018. These were not the only occurrences just the ones I happened to photo.

Please deny the application for CCL 2020-132, decision due 6/5/2020.

Please acknowledge receipt of this email. Please let me know if you need an original copy of this letter and I will get one to you.

Thank you,
Joan

Joan E. Carr
PLS RCE QSD/QSP
530-778-0877
carrlandcivil@gmail.com

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Mary B. Brinkley

From: Gayl Ward <gaylward.premiere@gmail.com>
Sent: Thursday, June 4, 2020 2:15 PM
To: Mary B. Brinkley
Subject: Request to deny Commercial Cannabis License Application APN 025-180-38-00 (200 Coffin Rd, Lewiston 96052)

We join with our neighbors in asking that this license be denied. Although we are not an adjacent property, we have been negatively impacted by this commercial grow.

Aesthetically there is no question that this grow has negatively impacted the entire neighborhood. The multiple greenhouses (stark white, not “green”) can be seen from the road, especially in the fall and winter when the trees are bare of leaf. At night during any season the grow lights are on which is in stark and glaring contrast to the natural and beautiful environment we all used to enjoy. It also goes without saying that the odors which are associated with cannabis are another negative result of this grow. All of these negative impacts increase as the size of the grow increases.

This neighborhood also is the location of what was a thriving business that served as a “draw” for travelers and tourists, One Maple Winery. The impact on this business has been hugely detrimental as result of the commercial cannabis grow immediately across the creek from their tasting room and vineyard. Once known for their beautiful award-winning grounds and as a successful venue for social events, their business has been reduced basically to “bottle sales to go” since no one can enjoy the location itself any longer as a result of the seemingly ever-growing cannabis business just yards away. The owners of the winery have lost a huge amount of income as a result, and the Trinity County economy is also losing out when these dollars aren’t spent locally by both residents and tourists.

Our property is downstream from this commercial grow. One of our biggest concerns from the beginning has been about the effect on Grass Valley Creek and the ground water. We have a well as our water source and we wonder if it has been tainted from the chemicals and other agents used at the grow. Are they required to test and submit results to the county of the water quality? Does the county test? Where is the proof and the accountability that no harm is being done? We would like to see those reports if they exist. If they don’t, we would request that testing be performed and the results made public before approval of this license is even considered. We would like a copy of such results.

Mary B. Brinkley

From: L Wills <lawills33@gmail.com>
Sent: Thursday, June 4, 2020 5:00 PM
To: Mary B. Brinkley; Kim Hunter
Subject: Request to Deny Letter APN#025-180-38-00

Dear Mary Beth Brinkley and Kim Hunter,

Please consider this email a request to deny letter regarding the Notice of Application for a Commercial Cannabis Cultivation License posted in the Trinity Journal on May 27, 2020, for the above referenced APN located at 200 Coffin Rd, Lewiston, CA.

I've lived in this neighborhood for 20+ years and raised my children here along with the families of many long term friends/neighbors. I purchased my first parcel on Dirt Rd before the vineyard was planted and subsequently built two homes on Dirt Rd.

It is so disheartening to witness the unsavory changes unfolding on Coffin Road and to experience first-hand the negative impacts the commercial cannabis grows are having on my life and this neighborhood. This was an idyllic area of the Lewiston valley until the grows moved in and disrupted our peaceful community. We have survived two major fires since I've lived here and the scars from those burns have been replaced with new growth and a sense of hope and survival only to be quashed by the noise and ugliness of a marijuana operation that has encroached on our lives and livelihoods.

For those of us that have been long term residents of this area, we've become the unfortunate victims of out-of-towners buying up neighboring parcels and transforming what used to be residential homes occupied by families into commercial cannabis grow sites. I am not one to complain but this seems wrong on so many levels so now I am being forced to complain and take a stand. I never would have imagined that in my retirement years I would be living next to a commercial marijuana grow. I have had many sleepless nights worrying about the impacts and have even felt pressure to sell and relocate due to the ever present sight, smells, noise and traffic that accompanies the permitted cannabis operations on Coffin Road. Does Trinity County want to run its long term residents out of the county by allowing these operations in our quiet rural neighborhoods? I know one neighbor on Coffin Road already sold their home as a result of what's happening on that road. It certainly appears that incoming growers [with addresses from outside the county] have more rights and privileges than the long term residents. Are we, the neighbors, just collateral damage? We were here first. We did not choose to buy/build homes and businesses next to a commercial marijuana operation. They are encroaching on us and we DO NOT want them in our neighborhood! Please stop the madness.

The impacts of this grow site are significant: the noise level echoes throughout the neighborhood with large commercial trucks, blowers and fans, the sound of chainsaws, excavating equipment, and let's not forget the very unpleasant skunk-like stench. In the evenings lights from the grow site illuminate the base of the hillside and trees along Coffin Road causing a fire-like glow that was never there before the cannabis operation took over. Additional concerns include the adverse impact the cannabis operations will likely have on our property values and ability to sell if the time comes that either I can no longer physically care for myself/home or the conditions are degraded to the point I feel forced out. Other worries include the crime element that is so often associated with this industry. It is a well known fact that it is still not legal according to Federal law so it is not uncommon for operations to keep large amounts of cash, and we all know of the robberies of cash and crops happening in other locations of the county. I know it may not be within the scope of your duties to monitor whether the operation on Coffin Rd is breaking any federal laws with the sale and distribution of their product, but let me emphasize these are things we are forced to worry about when the county approves these operations in our backyards. What is the ultimate "public good" of imposing a serious

CARR Consultants
Land Planning, Land Surveying, Civil Engineering
PO BOX 248 Lewiston CA carrlandcivil@gmail.com 530-778-0877

June 4, 2020
Kim Hunter, Planning Director
Trinity County Planning Department
khunter@trinitycounty.org
mbrinkley@trinitycounty.org

Dear Ms. Hunter,

I am writing in reference to the CCL 2020-132 application related to APN 025-180-38-00, located at 200 Coffin Road, Lewiston. It is my understanding that you, as Planning Director, will approve this project on June 5, 2020, unless the applicants are not in current compliance.

I strongly urge the Planning Department to review their files to be assured of the completeness of this file prior to approving this project. As a commercial cultivation with water diversion from the natural Grass Valley Creek this project must be in compliance with North Region State Water Quality Control Board and all associated mandatory annual and event reporting. There must also be a Lake and Streambed Alteration (LSA) permit as granted by California Department of Fish and Wildlife (CDFW) and associated annual and event reporting. As part of your file I would expect you to have all originating final documents for those permits and the associated annual and event reporting. These would be in association with the normal report content related to owner, operator, business name and owners (Inc. and/or LLC from the Secretary of State) and all the other required originating and annual reporting requirements.

This decision should only be made and the project approved if your files are full and complete showing the applicant is in full compliance with all local, state and/or federal requirements, otherwise it should be denied.

Thank you for the opportunity to provide this comment regarding the application CCL 2020-132 and I request you review your files and deny this application.

Sincerely yours,

Joan E. Carr PLS RCE

June 5, 2020

County of Trinity, Planning Director

From the Miller family the owners of APN 025-18-31 or 70 Benvenuto Way, Lewiston. We have lived on this property for sixteen years raising kids and working on the family vineyard. Our property is a separate parcel then that of the encompassing winery operation but remains to be a conforming part of One Maple Winery.

We have never been in support of cannabis cultivation in Trinity County or particularly the one developing across the creek from our property or in our area in general. But a little consideration from our part should be expected as we also farm and have made some changes to this property to accommodate a vineyard. This property has always been clear open range before acquiring and required little impacts to conform it to support the growing of grapes. Immediate neighboring housing or dwellings were limited during development of this property. One production shop was built to support winery operations and a very successful tasting room and event area to attract patrons, which the eye sore of the neighboring cultivation and greatly impacted the attraction of visitors.

What has been approved by Trinity County for cannabis cultivation development along Coffin Road and especially so close to the watershed of Grass Valley Creek is beyond astonishing and has become very intrusive to the quality of living for my family. Our kids and visiting relatives no longer feel safe venturing along the creek or enjoying the freedom of our family's properties. Numerous strange dogs, assumed seasonal workers, night vehicle traffic, random gun shots at night and just the unknown regular transient traffic in and out of the continual growing operation continues to compound. Excessive nuisance smells of pot and the continual back drop hum of industrial fans have drowned out the sounds of the creek and have become unbearable.

The size of production and commercial equipment is well beyond cottage. Splitting hairs and parcels approving variances to the same organized operation by Trinity County is appalling. I understand the needed for revenues by this county, and support reasonable responsible development. But this has become an obvious opportunistic advantaged overtake of an organized group of individuals in a rural residential neighborhood. For us who live here that drink from the surface and table water and breath the same air, not receiving any letters from the county for input before any variances or licensing approval is also appalling. The access, information and process from Trinity County and the Planning department concerning cannabis cultivation is discriminative catering only to those advantaged who seek to cultivate pot and not to sensitive age, income and resources, language or ADA.

We do not support the Commercial Cannabis Licenses Application for APN 025-180-38-00 200 Coffin Road letter shown to us by Ernie and Kristel Bell of One Maple Winery, or do we support any future variances or permits to expand cultivation or new "parcel" cultivation licensing.

Thank you,

Tony and Heidi Miller
70 Benvenuto Way
Lewiston, CA
530-515-4518

Mary B. Brinkley

From: SCOTT SIMPSON <ssimpson@hughes.net>
Sent: Tuesday, July 7, 2020 1:14 PM
To: Mary B. Brinkley
Subject: REPLY 7/7/20 Details about CCL 2020-132

Hello, Mary

I once again received a notice regarding an opportunity to voice any concerns about the grow at 150 Coffin Rd. As always, I do so appreciate an opportunity to comment or ask for clarifications.

Here is the deal with this grow. They are LOUSY neighbors. They crank their music loud enough to be heard at my house, which is a long haul from their actual operations. They don't even attempt to control their dogs running all over. So, I guess what I'm asking is what exactly ARE my options with regards to this permitting? I'm not asking to attempt to do anything to their profits. What I AM asking is do I have any leverage in getting them to at least be decent people? We have left them three different letters regarding their dogs running all over our property and chasing deer. We have been very kind, asked them to contact us at our phone number, and yet they have done nothing. And, this past weekend, I had to chase their dogs out of our yard two mornings in a row. In my opinion, someone coming into a remote, quiet community to open a loud commercial business and then being completely disrespectful of the neighbors is cause to have a little pressure put on them. I'd merely like to force them to stop ignoring and thumbing their nose at me, and show a little decency. If not, then their business SHOULD hear about it, and they SHOULD feel that if they don't conform their stinky plants and the money that comes with it may take a hit. I should never, as a dog lover, be put in the position of shooting someone else's dogs for chasing or killing fawns. It isn't a dog problem. This is a people problem, and those people need a little reality check in my opinion.

We have had it. I've already contacted animal control, and per their request the Sheriff's office. I have yet to ask them to actual visit the property, but I am going to do so this week.

Thank you for your communication. I believe the last day for me to file any comment is July 10th. If there is some means for me to be heard, and for them to realize they aren't untouchable and can not ignore complaints about their businesses behavior is valid and certainly earned and warranted.

Have a wonderful afternoon, and be safe.

Scott Simpson
Oak Ranch Rd, Lewiston

From: "Mary B. Brinkley" <mbrinkley@trinitycounty.org>
To: "SCOTT SIMPSON" <ssimpson@hughes.net>
Sent: Monday, June 1, 2020 1:16:08 PM
Subject: RE: Details about CCL 2020-132

Hi Scott,

This is a re-notification of an existing cultivation site. Give me either the APN or the address of the property below you and I can check on it for you. The only saving grace for you right now is that we are not accepting any more cultivation applications.

Hope this helps. Feel free to email me with more questions/concerns. MB

Best,
Mary Beth Brinkley
Administrative Coordinator II
Trinity County Planning Department
Cannabis Division
mbrinkley@trinitycounty.org
530-623-1351 ext 6

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

From: SCOTT SIMPSON <ssimpson@hughes.net>
Sent: Sunday, May 31, 2020 7:55 AM
To: Mary B. Brinkley <mbrinkley@trinitycounty.org>
Subject: Details about CCL 2020-132

Greetings

Thank you for the notice regarding the permit on APN 025-180-38-0.

I am uncertain if this is merely a re-permitting of the existing grow. If there are no substantive changes being made to the existing operation, then I guess I have nothing to say. The permitting of that grow has been a very bad first step for me. The owners blast music, have heavy equipment noise pollution, and they refuse to control their dogs from chasing deer and running all over my property. I wish I'd disputed the operation from the beginning, but hey. That's on me.

However, I would like to know what this is regarding. Honestly, I've been losing sleep for a month now over the recent sale of a home below me on Oak Ranch Rd. It sold for far over what would have been expected, and I'm afraid that I am going to be subjected to ANOTHER of my property lines being taken over by another large commercial operation. If that is the case, I am going to protest that with every thing I've got. It is not okay that all I can see in a few directions now is ugly glowing orbs on what used to be our beautiful mountains. I get that progress is always going to happen, but enough is definitely enough.

So, in closing, please do provide me with details regarding this current permit. And, if possible, please let me know if there is a plan to attempt a new permit on Oak Ranch Rd. I've had enough of trying to be a good neighbor when no one else will.

I hope this finds you safe, and well. And, again, thank you for the access to communication on this matter. 🍀

Scott Simpson
1049 Oak Ranch Rd
Lewiston, Ca

Mary B. Brinkley

From: SCOTT SIMPSON <ssimpson@hughes.net>
Sent: Wednesday, July 29, 2020 8:35 AM
To: Mary B. Brinkley
Subject: Future Permitting of Grow- Oak Ranch Rd

Greetings, Mary

You may recall I've been inquiring about the notices I've been receiving about the grow on Coffin Rd in Lewiston.

You had suggested I contact One Maple about the issues they were having. I did so. And, it was very informative.

Aside from the dogs I'm dealing with running all over my property from the grow on my southwest property line, the fears I had expressed to you about someone attempting to put one on my northwest are becoming realized. Apparently, the folks that bought the house on Oak Ranch and have had it vacant for months purchased multiple parcels with the intent of a grow.

I will never, ever, ever allow this to happen. Under any circumstance.

In a world where things like "right", and "just", and "fair", and "decent" existed, I would not have a care in the world. I've been living on Oak Ranch Rd since I built the home in 1999. In 2009, I lost 25 acres of trees and nearly my home to a careless cigarette from someone on Lewiston Rd. My beautiful forest home now sits on the moon. But, I've made lemonade out of lemons enjoying my new view facing Mt Shasta. It is silent, lovely, and black at night. Siting there is truly the simplest joy I have left in life. Sometimes, in late May, the updrafts from the canyon below me bring in SO much scent from the wild lilacs in that canyon that I have to shut my house from the smell! It is so sweet it makes leaving the house open impossible because it actually makes me nauseous.

With a pot grow in the location I'm discussing, that would be every single warm day of my life.

These grows are INDUSTRIAL SITES. I had no idea of what a grow was until one was placed on my property line. I can hear loud music, heavy equipment, and humming from fans. When I travel up my road, the smell is powerful. There is absolutely no way the county should ever, ever justify permitting a grow and sandwiching a twenty year resident between them. I mean, that really needs to be a no brainer. Seriously.

I have done my part. I've paid property taxes for twenty years. I pay 100 dollars a year for the awesome privilege of paying yet more to throw away my trash. I pay for a college extension I've never used. I pay for a hospital I've never used. I endured a fire tax- AFTER I'd already been burned out. I've given tens and tens of thousands of dollars as a Trinity county resident, and I've not complained. I believe in the social contract. I believe in helping my fellow county citizens get health care, and education, even when I don't directly benefit.

I've done my part. Now the county needs to uphold their end.

If you're able, I'd love a little help finding out the names, and the departments, of the people I'm going to need to engage to prevent the destruction of everything I've lived for to build for the past twenty, and all of my remaining, years. If you are not, I will simply be mail pummeling every single email for the county until I get the assistance I need, and deserve.

Since the county seems to pretend they don't know where any roads are in this place, I'll not only use my name but also the way you know me: as 025-180-26-00. I will be getting all of the APN's for the entire area soon, as we are forming a community alliance to stop this money grab by the powers that be, and put some common sense and fairness back into our area.

I AM going to stop this. I hope others in power will make it as easy as it ought to be, out of simply common sense and decency.

Scott Simpson
aka 025-180-260-00
025-180-26-00

Mary B. Brinkley

From: nancyanderson <nancyanderson@onethingranch.com>
Sent: Thursday, August 13, 2020 7:09 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Complaint About Commercial Cannabis Grows

I stand in support of the movement in Lewiston to stop the increasing number of commercial cannabis permits that are coming into our area. There is one trying to obtain a permit adjacent to my property, so I know the fear and dread that this has on a business owner. Just like the One Maple Winery (which is experiencing a loss of business as a result of the smells and sounds and lights that are a part of the commercial growing process), I worry about how this will affect the business that I am trying to start. It will hopefully attract visitors to my alpaca and llama ranch, but I worry about the effect these same issues will have on the reviews I will get with the proximity of this grow. On behalf of all of my neighbors, especially the businesses like One Maple Winery, I would ask that no more permits be allowed in Lewiston, and that any pending permits be denied.

In addition to the external "nuisance" complaints about commercial grows, there are the real life dangers presented by living near a "cash only " business. There have been too many home invasion robberies in Trinity County where armed thugs come and steal this cash and then have to evade law enforcement by cutting through adjacent properties, bringing this danger to our neighbor's doors.

Another danger is the risk of allowing so many commercial grows that will have an affect on the environment. The impact on the water supply, as wells and stream drafting are used to grow large numbers of plants, could create a lowering of the water table and stream levels. This would impact our whole community! Then there is the danger of the use of pesticides and fertilizers that will runoff into our rivers and streams.

I encourage you to carefully consider all of the dangers and consequences of allowing Lewiston to become a place that allows these commercial grows. It would change the family friendly and business friendly place that it has always been into a place where people are planning how to get out quick before more grows come.

Sincerely,

Nancy Anderson/Owner
One Thing Ranch
4900 Lewiston Road
Lewiston, CA 96052
(530) 784-0064
www.onethingranch.com

Mary B. Brinkley

From: ROBERT N. MORDECAI <mizmort@wildblue.net>
Sent: Thursday, August 13, 2020 8:24 PM
To: Mary B. Brinkley
Subject: One Maple Winery

To whom it may concern:

Why does the country continue to allow these 'pot' farms to be established? When is 'enough' enough? We in Lewiston are sick and tired of this!!

and now another pot grower wants to expand and put the winery out of business? Shame on you for allowing ANY of the 'grows' around our area.

What a GREAT reputation this county is getting...ha! A joke!!

Grows are NOT good for our community!!

Pam Mordecai

Mary B. Brinkley

From: Amy Lee <amynhouston@gmail.com>
Sent: Thursday, August 13, 2020 12:37 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: One Maple Winery

Dear Trinity County Planning Commission & Board of Supervisors,

My husband and I have recently purchased another home in Lewiston and it is where we have chosen to raise our family. We love what the area offers-peace and quiet, beautiful surroundings, excellent fishing, but also, the fact that this community has chosen to be an opt-out area for pot growers. Because of this, we are counting on you to block an addition or expansion to the current commercial grow on Coffin Rd next to One Maple Winery.

We would like to see the winery continue to be an integral part of our community and a fun place to take visitors to show off life in Lewiston.

Sincerely,

Amy & James Lee

--

Amy Lee
(530) 321-9212

Mary B. Brinkley

From: Sally Davey <daveysally49@gmail.com>
Sent: Thursday, August 13, 2020 1:13 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Save out favorite winery

Dear Trinity County Planners,

I make it a point to go to One Maple Winery every time I visit Lewiston. I used to go with friends and take all my visitors when I moved there all the time. Please protect this valuable business and don't approve the proposed pot field next door. The smell would deter customers from going to this extraordinary vineyard and winery, who have done so much for the community.

Very truly yours,

Sally Davey

124 Bay St.

Hercules, CA 94547

Mary B. Brinkley

From: Kathy Burrows <kathyrayburrows@yahoo.com>
Sent: Thursday, August 13, 2020 8:51 PM
To: Mary B. Brinkley
Subject: Marijuana grow on coffin ln

We definitely do not the cannabis grow on coffin ln to expand. It should not have been allowed to be there in the first place. Maple winery is a wonderful place that we enjoy goin with our family & friends. How unfair that a marijuana grow can destroy their business. We do not want or need these grows in our community! !

Sent from Yahoo Mail on Android

Mary B. Brinkley

From: Parsell Art <parsellart@gmail.com>
Sent: Thursday, August 13, 2020 9:01 PM
To: Mary B. Brinkley; Katie Quinn; Tommie Zook; The Nixons
Subject: One Maple Winery being driven out of business.

One Maple Winery has been a part of the community for a very long time. When my friends and family come for a visit that is a must see spot we go. The Cannibus grows want to expand and already the stench of the plants is ruining the loveliness of our winery.

I am opposed to anymore expansion of grows in our valley. I have stood up in a BOS meeting fighting the expansion for reasons of the questionable people it draws to its industry, the lack of water resources and services, the seepage of illicit chemicals in our soil and the poisoning of our wildlife not to mention the water tables. These growers come in and they don't contribute anything to our community except unsitely white tents, pollution and stench.

I am opposed to this expansion, Judi Haseltine

Mary B. Brinkley

From: steve rhodehouse <srhodehouse5@hotmail.com>
Sent: Thursday, August 13, 2020 11:26 AM
To: Mary B. Brinkley
Cc: kristel@onemaplewinery.com
Subject: Commercial grow by One Maple Winery

Hi Mary ,

No doubt you're inundated with these overwhelming concerns for our community.

Just as we in the proposed Rush Creek opt out area are ,and many areas in our county,so too should One Maple Winery area be an opt out zone. Not expanding a commercial grow there is paramount. But by being in an opt out area ,when they terminate their activities , future grows wouldn't be allowed there. They can take their license elsewhere.

Steve Rhodehouse

Sent from my iPad

Mary B. Brinkley

From: Cyd Cooper <cacooper@tcoek12.org>
Sent: Thursday, August 13, 2020 1:49 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com; 'Katie Quinn'
Subject: The STINK at One Maple

To whom it may concern:

This is not right and unfair to Ernie and Crystal Bell. I have lived in Lewiston 13 years now and enjoyed many evenings at the winery sipping (or gulping) wine outside and enjoying our lovely evenings. Now, due to the stench from their "neighbors" that is becoming harder and harder to do.

I feel outraged that we allow an existing business to essentially be shut down because of neighborhood pot grows. Legal or not, they should not be allowed to affect established businesses by driving people out by their STINKING crops. There are some citizens in the county that do not partake and think the smell is disgusting.

Most of my neighbors have illegal grows – complaining about the stink and the number of plants has done nothing for me. Plus, we get NO SORT OF BENEFITS from taxes being charged. Great way to run a county – let the biggest resource for income for the county slide on taxes.

This county should be embarrassed and should take immediate action to correct this injustice.

Cydney Cooper
Business Manager
Lewiston Elementary School
530-778-6900

Mary B. Brinkley

From: lannoys@att.net
Sent: Thursday, August 13, 2020 2:41 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: One Maple Winery

I finds it somewhat discouraging that it is necessary to continue to fight growers over their desire to expand to the detriment of others. One Maple Winery provides economic diversity to our area. In addition, unlike grows, it attract tourists to the area which provides a financial benefit to the community as a whole. Unfortunately the grow on Coffin Rd already impacts the winery and allowing it to expand will only increase the odor and eventually lead to the demise of the winery. This is simply not fair...the grow should not be allowed to expand.

Mary B. Brinkley

From: Julia Mitchell <julesmitchell@mac.com>
Sent: Thursday, August 13, 2020 2:48 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Save One Maple Winery from pot!

I am so disappointed that our favorite winery is being effectively shut down due to overzealous pot growers! In the past I've often visited the winery with local friends and out of town guest while enjoying their patio with a glass of wine and snacks. I'm heartbroken that this is being destroyed by pot growers who are trying to expand their malodorous, environmentally detrimental business that attracts crime and nefarious characters to our lovely little haven in the woods.

I hope that the board of supervisors and planning commission will support a quality, long time business that has invested a lot of capital into making their winery a wonderful experience and helping bring tourist dollars to our town. They have contributed to our community in numerous ways and I know we've enjoyed seeing them and their family involved in Lewiston and Trinity County. Now more than ever we need to support our local treasures and make sure we all get through this horrible pandemic!

I'm proud of the overwhelming support that Lewiston residents have continued to show for local business over the infiltration of the cannabis industry- both legal and illegal. We have the right to decide who should be a part of our community and when it comes to cannabis we are NOT interested. Keep our town safe and open for the locals who have worked so hard to create a business here that families can be proud of.

Thank you-

Julia Mitchell

441 Goose Ranch Road

Mary B. Brinkley

From: joyce hamblin <joycehamblin1@gmail.com>
Sent: Thursday, August 13, 2020 2:52 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Maple Winery

We love the Trinity area and visit close friends every year. But, because of the odors, stench, smells coming from the pot/cannabis grows across the creek, we don't enjoy going anymore, which we miss.

The Winery was there first and had spent a lot of capital in investing to make it a great place to go. It's just not right or fair for them to be chased out of their livelihood by another cannabis farm.

We love that Lewiston does not have an abundance of commercial grows. The smell of these commercial grows is overpowering and takes away from the beauty of Lewiston/Trinity area.

A very concerned family,

Phil and Joyce Hamblin

phamblinsr@gmail.com

joycehamblin1@gmail.com

Mary B. Brinkley

From: terry gustine <tcornewt@gmail.com>
Sent: Thursday, August 13, 2020 3:05 PM
To: Mary B. Brinkley
Cc: One Maple Winery
Subject: One Maple Winery

We have friends and family who come to visit us in our beautiful Trinity County. Usually on their first visit, a trip to One Maple Winery, The Strawhouse, Weaverville Main Street and a cruise along the lake are mandatory. On later visits we went back to some, but always to One Maple Winery. Even without company we would take in concerts and tasting to meet friends or to just relax on summer evenings. The walk back along the creek was a place for peaceful regeneration of the soul. This wonderful lifestyle experience has become one more of the many activities that are spoiled by the pot industry. The winery is currently struggling to survive. Any increase in the adverse influence caused by an increase in the grow along Coffin Road will probably ensure its demise. A question I fear that has not been considered by the Trinity County powers that be, How much of the heritage of Trinity County will be dispatched to appease the pot growers? What will Trinity County be proud of.

Terry Gustine
Lewiston

Mary B. Brinkley

From: karlyne zaitz <kardzm@gmail.com>
Sent: Thursday, August 13, 2020 3:00 PM
To: Mary B. Brinkley
Subject: i am sending my support for CCL2020-691 appeal in order to totally help Ernie & Kristel Bell in their right to protect their winery

sincerely, Karlyne Zaitz

Mary B. Brinkley

From: Heidi Tiura <trinityrivercabins@gmail.com>
Sent: Friday, August 14, 2020 8:24 AM
To: Mary B. Brinkley; Katie Quinn; One Maple Winery
Subject: Pot grows in Lewiston

Good morning. As residents of Lewiston, we are distressed at the continuing hardships placed on businesses such as One Maple Winery. Ernie and Kristel have worked tirelessly for many years to develop that lovely property and it is a shame that the county is running rough-shod over them by allowing cannabis grows to negatively affect their business.

As owners of vacation rentals, we too are affected by One Maple's troubles. For years we have featured the winery in our guest welcome books and guests would book specifically to attend their lovely concerts. It is such a shame that the county's actions are affecting positive and economically beneficial businesses in such a negative way.

Stephen Dutton
Heidi Tiura
Trinity River Adventure Cabins

--

Heidi Tiura & Stephen Dutton (530) 778-3444

Trinity River Adventure Cabins

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www.trinityriveradventureinn.com

Alpine Fish & Ski Haus~Dunsmuir, CA

www.trinityriveradventureinn.com/dunsmuir.html

Fish~Hike~Ski~Climb~Explore~Unwind

Mary B. Brinkley

From: Daphne Wells Wetzel <daphne@thewetzels.net>
Sent: Friday, August 14, 2020 4:16 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Save One Maple Winery

Hi - I am writing to support One Maple Winery staying in business in Lewiston. I understand that a nearby commercial cannabis grow is already making this difficult due to the unpleasant odors permeating the air, and that the business has applied for permission to add and expand the grow.

One Maple Winery has been a successful and welcome destination in Trinity County for over 14 years, where county residents and visitors can taste their great wines, listen to music, connect with old and new friends and enjoy the beautiful setting. It would be a great loss to our county if the winery would have to close.

The owner's choice of and investment in this location has resulted in successful wine production and sales. If the increased size and development of the cannabis grow will further negatively impact the wine production and sales and tasting areas, forcing the winery out of business, then I would encourage the Planning Commission and the Board of Supervisors to deny the cannabis grow's application to add and expand.

Thank you,

Daphne Wetzel

--

Daphne Wells Wetzel
PO Box 1268
Weaverville, CA 96093
(530) 739-2101
daphne@thewetzels.net

Mary B. Brinkley

From: Christy Gadbois-Vail <cfgadbois@yahoo.com>
Sent: Friday, August 14, 2020 5:05 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Save One Maple Winery!

Dear Trinity County Board of Supervisors and Planning Commission,

I am writing in support of One Maple Winery. I live in Red Bluff but enjoy the outdoor events held at the winery. As you probably know, One Maple Winery is a beautiful outdoor venue! I've been there for many fundraisers, concerts, and dinners. I am not against cannabis in general, but smart planning is crucial!

I have been to the Carpinteria cannabis farms, which are operated using indoor hothouses near Santa Barbara. Even with sophisticated air filtration systems, the smell outdoors is overwhelming! Not a place you would want to sit outside to enjoy a concert, wedding, or glass of wine! Lewiston is a beautiful little town and the winery is a gem, but the pot grows are changing the landscape, and NOT for the better!

One Maple Winery has taken many years and investment capital to build a wonderful venue for locals and visitors to enjoy. It's not fair to allow another business to expand and ruin them!

Please VOTE NO to the expansion of the cannabis farm on Coffin Road in Lewiston.

Sincerely,

Christy Vail
Red Bluff, CA
527-1874

Mary B. Brinkley

From: Colleen Thompson <cthompson.counselor@gmail.com>
Sent: Friday, August 14, 2020 9:43 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Save One Maple Winery

To Whom It May Concern,

I am writing on behalf of our beautiful One Maple Winery. We have enjoyed attending musical events, special events and wine tasting at the One Maple Winery for over 10 years. It has become increasingly more difficult to enjoy the beauty of this winery due to a commercial marijuana grow that was allowed to locate next door to the winery. I have been there when cultivation time is ripe for both the grapes and the marijuana. I have found the stench of the marijuana to be uncomfortable for me to sit outside and enjoy the winery.

Please stop the expansion of the horrible industry that is taking over our beautiful area of Lewiston.

Robert and Colleen Thompson

8/16/2020

One Maple Winery Appeal CCL-2020-691

To Whom It May Concern:

We are writing this letter on behalf of One Maple Winery and the Friends of Grass Valley Creek Op-out regarding Appeal CCL-2020-691 Coffin Rd. We would like the Planning Department and our Trinity County Elected Officials to know we support the petition brought by One Maple Winery.

We are finding it hard to believe that this has been allowed to get to this point. The miss-management of our county land and the lack of responsibility by our elected officials in this matter are just out right unacceptable. When we voted to allow medical marijuana, the county could have been more proactive, than when the legalization of marijuana was passed, our board of supervisors seems to have overlooked some key problems that have now exploded in this huge problem.

First of all not having ordinance's in place to make sure the people coming here to take advantage of what Trinity Country has to offer. Rules should be in place, if you're not a resident, or if you're a felon, or if you don't follow the process (like illegal dirt work before applying for you grow permit) you don't get a license to grow. We need more accountability when it comes to the growers. They seem to be policing themselves and the county doesn't have the resources to hold them in compliance. Then crime that has come along with the miss-management, the cost to our public benefits, police department and homelessness is a never ending mess. The people are the ones suffering, while these large scale commercial grow are getting rich. It's just not right.

It's time to take a stand for the communities who have been hurt by the miss-management of the marijuana industry in Trinity County. When you allow people to come from all over the world, exploit our land, ruin our environment, run off good tax paying citizens and businesses. This is just not right. This is all happening without making any money for the benefit of the people of Trinity County. I have to say when we first moved to Trinity County, we knew that marijuana was an issue. Now with that said, it has now grown to the point where we the people can't go to the Winey and enjoy a glass of wine without the gut wrenching smell, the noise of constant construction, fans and generators running. We have worked hard with our local winey, from harvesting grapes to bottling. All this was done to make sure our local community has such a special place like One Maple Winery. I hate to see another business close and move away because of the bad management by our elected officials. Please consider this business and the people of the surrounding community when you make your decision regarding this matter.

Thank you,
Kathy and Tray Mitchell
680 Lewiston Rd
Lewiston, CA 96052

Mary B. Brinkley

From: Susanne Risso <srisso53@gmail.com>
Sent: Sunday, August 16, 2020 3:11 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Cannabis expansion on Coffin Road, Lewiston

I am very upset and concerned that One Maple Winery is being forced out of business because of a Cannabis grow next door to the winery. Friends and family who visit from out of town used to frequent the winery, but in recent years they no longer even want to visit there. The reason The cannabis grow next door. They used to enjoy sitting down by the creek and having a glass or two of wine. Any more because of the odor they no longer want to even go there. It was a great spot for summer evenings when they used to have music and wine. Such evenings no longer happen solely because of the cannabis grow adjacent to the winery.

It is absurd that the BOS will support an industry that they thought would be a cash cow, (but where's all the money??) but not support a business that has been supporting the county for years!

Please use some common sense and do not allow this to happen.

Thank you,
Sue Risso
Paul Baldwin

Mary B. Brinkley

From: vitameatavegamom@aol.com
Sent: Monday, August 17, 2020 6:28 PM
To: Mary B. Brinkley
Cc: contact@mapleonewinery.com
Subject: Maple One Winery
Attachments: IMG_0145.JPG; IMG_1833.jpg; IMG_1835 (1).jpg; IMG_1836 (1).jpg

I am a frequent visitor to Lewiston -- 2 to 3 times a year since 2009. Not only for trailer rallies, but just to visit friends in this adorable town. I know when I come alone or with a group we never miss visiting One Maple Winery! In addition to being a fun place to gather with friends, the wine is great! This small town winery is so friendly. I look forward to it!

I am so sad to see the change in the town and so sad to see this awesome winery affected by the pot smells from across the creek.

Please feel free to contact me.

Thank you,

Anita

Anita Gunton
Sisters on the Fly
www.LemonDropDivas.com

Anita Gunton
www.LemonDropDivas.com
760-807-6731

Mary B. Brinkley

From: Kristel Bell <kristel@onemaplewinery.com>
Sent: Friday, August 21, 2020 11:53 AM
To: Kim Hunter; Mary B. Brinkley
Cc: Heidi Miller; Tony Miller
Subject: CCL 132 / APN 025-180-37 Modified Site Map?

Importance: High

Kim and Mary Beth...are the owners of CCL 132 permitted to construct another greenhouse? According to the copy of the site map I have (from the Planning file), they are permitted for the existing four shown on the map. It appears they are modifying their footprint and building a 5th greenhouse east of the existing four as shown in the attached picture. Is this in compliance with their permit? Can someone please look into this? This is insane! The construction noise is horrific and the stench is getting worse!

Thank you for you help,

Kristel Bell



From: L Wills <lawills33@gmail.com>

Sent: Thursday, August 20, 2020 1:39 PM

To: Mary B. Brinkley <mbrinkley@trinitycounty.org>; Kim Hunter <khunter@trinitycounty.org>;
contact@onemaplewinery.com

Subject: Letter in Support of Notice to Appeal CCL 2020-691

Dear Members of the Planning Commission,

I am writing this letter in support of the Notice of Appeal to revoke CCL 2020-691 (APN 025-18-37) currently scheduled for an appeal hearing on **9/10/2020**. The appeal was filed by James Underwood on behalf of Ernie and Kristel Bell as individuals and owners of the One Maple Winery, as well as, an interested group of local property owners organized as the Friends of the Lewiston Grass Valley Creek.

As a property owner, I've lived in the vicinity of Coffin Road for over 20 years. My children grew up playing with the children who used to live on Coffin Road along with a child at the 4798 Lewiston Road cannabis site. It is really hard to see what once was family homes being converted into commercial cultivation sites. I never thought in my wildest dreams that in my retirement years our beautiful Lewiston valley would become prime real estate for cultivating marijuana - worse yet - the County is permitting it in our densely populated residential neighborhood which is a hard pill to swallow. This was a safe neighborhood where families didn't have to worry about their kids walking or riding horses on Lewiston Road to the Hamilton Ponds and beyond to play and swim. Today, there is an onslaught of trucks (pickups to semi trucks) delivering load after load behind locked gates, bulldozers excavating, trees being clear cut, lights illuminating the hillside and skies at night, and fans and/or generators running 24/7.

As you are aware, Coffin Road in Lewiston already has two existing permitted cultivation sites located at 3 Coffin Road and 200 Coffin Road, respectively. These operations create ongoing nuisances in the neighborhood. These nuisances are compounded by the permitted cultivation sites located at 4790/4798 Lewiston Road (CCL 2020-453). It is common knowledge property owners in the vicinity file code violation complaints regularly for noise, offensive odors, lights emanating off-site and into the sky, increased commercial traffic, and operating outside of the approved hours in the Ordinance.

In particular, the cultivation sites on Coffin Road are adversely impacting One Maple Winery's business. Customers frequenting the winery must endure the pungent skunky odor and noise associated with the cannabis cultivation operations across the creek. I am a long term patron of the winery and have always enjoyed taking my guests to One Maple as part of their Trinity County experience. We'd generally start by wine tasting inside the winery/gift shop and then buy a bottle of wine and meander through the gardens and down the path to the tables and gazebo alongside the creek to visit and enjoy our wine. This "experience" has changed over the years since the cannabis operations were approved on Coffin Road. These days if I want to entertain guests at the winery, I must pause and consider the noise and odor issues on any given day. I also experience noise and odor nuisances from the cannabis operations in my own yard while entertaining outside but these issues are intensified at the winery since they are directly adjacent to Coffin Road. Lounging at the creek with a bottle of One Maple wine with friends or family rarely happens anymore because the cannabis operations on Coffin Road have negatively impacted the view and the ambience we once enjoyed at the creekside location. All the more reason the proposed CCL 2020-691 (APN 025-18-37) should be revoked because it is adjacent to the winery tasting room and outside gardens where patrons congregate and the special events are held.

One Maple Winery has been in business over 20 years. It is shameful commercial cannabis operations have been permitted to encroach on this long established business and other businesses in Lewiston while Weaverville businesses have been shielded from these impacts pursuant to the Ordinances adopted by the Board of Supervisors. It is difficult to understand why these same protections were not applied universally to all non-cannabis businesses in Trinity County. Furthermore, it is hard to fathom that non-cannabis property owners are forced to engage in battle "after the fact" to protect their densely populated residential communities from being taken over by commercial cannabis operations; especially, knowing the County (local government) at their discretion may restrict or completely ban commercial cannabis activities. These commercial cannabis operations truly disrupt the quality of life of the non-cannabis property owners in the vicinity.

One Maple Winery has been a staple in our community and is already suffering losses as a result of guests' concerns about the noise and odor from the cannabis operations. Approving a permit for **another** commercial cannabis license on Coffin Rd would further exacerbate an already volatile situation for the winery - a well loved gathering place in Lewiston for both locals and tourists alike. I personally remember the early days when people from all over the neighborhood volunteered to harvest the grapes in the late summer/early fall because everyone wanted to see the winery prosper -- and it did! Go on their website @ <https://www.onemaplewinery.com/> and look at their photo gallery. Look at the people enjoying the special events and the beautiful winery grounds this family has worked so hard to create. They are a local success story and have received local, national and international awards and accolades for their wine. That speaks volumes that this business is a Trinity treasure we need to preserve.

It's businesses like these that add value to our communities and promote tourism. It is imperative they continue to thrive in Trinity County. The Trinity Fly Shop, Old Bridge Rafting and One Maple Winery are three long term businesses currently surrounded by three to four permitted commercial cannabis operations in our neighborhood. The aforementioned businesses attract and promote tourism in our County. The Bell's / One Maple Winery have always given back to the community and now we need to support them more than ever.

Conversely, the cannabis operations are habitually known for causing public nuisances and are magnets for crime. They potentially place non-cannabis property owners and long term businesses, and their patrons, in harm's way. Refer to another Notice of Appeal recently filed for CCL 2020-453 (located at 4790/4798 Lewiston Road) which is less than one mile away from the Coffin Road operations. The owners/employees of this site have been charged with numerous serious crimes that are in direct violation of the County's Ordinance yet they still have a license to operate. We are already reeling from the effects these cannabis operations are having on our daily lives and our futures. These operations are causing major concerns for the non-cannabis property owners while undermining our quality of life, public peace and safety.

Mr. Underwood sums up many other legal and technical issues with the proposed project in his Notice of Appeal. As a concerned property owner, we are being overwhelmed with public nuisance issues and have major concerns about the cumulative environmental impact of the proposed operation on water quality in the entire Grass Valley Creek watershed, as well as, the impacts of the proposed operation on surface water quality and groundwater availability to all the area users.

We are in a densely populated residential area of Lewiston that desperately needs to be included in Section (5) Limitation on Location to Cultivate Cannabis in Ordinance No. 315-843. For all of these reasons, please reverse the Planning Director's decision to approve the proposed CCL 2020-691.

Thank you in advance for your consideration.

Date: August 21, 2020

Letter of Support for
One Maple Winery CCL 2020-691 Appeal Hearing

TO WHOM IT MAY CONCERN:

My husband and I have had the privilege of being Trinity County visitors for over a quarter of a century, and we ourselves have been Lewiston properties owners for over a dozen years.

We have always cherished the incredibly beautiful recreational aspects of the area and the downhome community feel. We have also enjoyed supporting our local Lewiston business establishments and specifically supporting One Maple Winery who is currently being threatened by both "legal" and illegal cannabis operations popping up all around them. One Maple, in particular, has been a long-time, well established presence in the Lewiston Community both from a business and from a philanthropic standpoint. They have made an incredibly significant investment of time, effort and money in their winery operations for decades and they have never failed to support the Lewiston community and Trinity County!!

Their wine production directly supports the County's tax base and ... as many wineries across the state ... their establishment has always been in the unique position to not only produce and sell their wine products, but also to promote and encourage healthy tourism ... especially wedding venue tourism ... which has all ceased with the onset of a cannabis grow directly across the creek from them. Nobody wants to have marijuana hoop houses as the backdrop to their wedding photos. Nor does the significant negative odor of cannabis mix well with wine tastings! I can only imagine what water issues they may be having as they struggle to maintain enough water resources for the vineyards. These commercial cannabis grows across the creek from them are virtually putting them out of business over night. One Maple owners have been property owners and property/business taxpayers for decades and they don't deserve a careless tunnel vision approach that seems to apply to cannabis licensing these days. Clearly, much better care and consideration of the needs and desires of long-time residents and LEGAL business owners needs to be weighed against reckless acceptance of \$\$\$ for \$\$\$ sake.

I WANT commercial cannabis in Trinity County ... While I wish the County had had the foresight in the early stages of legalization to identify specifically ZONED areas of the County that would be conducive to commercial cannabis production and to protect the properties and way of life chosen by its tax-paying citizens, that clearly didn't happen. But it is NOT TOO LATE to correct those prior shortcomings in judgment/foresight. The Rush Creek Opt Out that just passed is a prime example of "doing the right thing" for its citizens. LET the people speak! The County has heard from countless property owners and residents ... specifically in Lewiston ... that we do not want commercial cannabis popping up next to our homes or next to established businesses that don't "mix" with the noxious and sometimes dangerous downsides of cannabis production (of which the County is well aware).

Poisoning of waterways and insensitive clear-cutting and bulldozing of trees and vegetation are ruining the natural beauty across our County and endangering our recreation and tourism industries and it's happening right in the middle of our hometowns ... presumably with the County's blessing. Just drive down Lewiston Road toward Trinity Damn Blvd and look up!!! We've got one mountainside RUINED by a grower ... right in PLAIN sight! It has to STOP somewhere.

Please let it stop with One Winery and help the County course-correct by finding a viable solution for commercial grow zoning and incentivizing neighborhood grows in areas where they are unwanted to leave them for "greener pastures" elsewhere ... preferably a Commercial Cannabis Zoned area!!!

WE DON'T WANT THEM IN OUR BACK YARDS! We DO want them in clearly defined, commercial cannabis zoned areas where anyone and everyone moving in or out knows exactly what they are getting into.

Taxpaying citizens in the county are TIRED of having to play Russian roulette as to who your next neighbor is going to be or how many hoop houses they are going to erect or whether the County is going to have the good sense to STOP issuing permits in our residential neighborhoods.

Please draw a line in the sand with One Maple Winery and the grow permits across the creek from them. Please uphold One Maple Winery's Appeal.

Respectfully,
Susan and Ric Leutwyler

Mary B. Brinkley

From: Daniel Foley <foley1962@sbcglobal.net>
Sent: Friday, August 21, 2020 2:16 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Save One Maple Winery

Trinity County Planning commission,

We are property owners and have been living part time in Lewiston for the past 18 years. We selected Lewiston due to the responsible community, beauty, safety and recreational opportunities. Our family and numerous friends also love the Lewiston area.

We are strong supporters of the current OPT-Out policy for growing and selling of all marijuana products in the Lewiston OPT-OUT Zone. We are vehemently opposed to any consideration of changing the zoning that would allow retail selling, growing, processing and expansion of current grow properties of any cannabis products in the Lewiston OPT-OUT Zone in Lewiston, California.

We are opposed to any expansion of the large cannabis grow on Coffin Road which is next to One Maple Winery. Our family and friends have always enjoyed visits to the winery over the years. We have also attended many community based-fund raisers for Lewiston at One Maple Winery. Because of this large grow next door, the winery has suffered great losses because of the odors, stench and smells coming from the cannabis grows across the creek. People don't want to visit or enjoy community events in this area. One Maple Winery has been at their location long before the grow was approved by the Trinity County Planning Commission and have invested a great deal of money to make their beautiful winery a wonderful place for locals and visitors to gather and enjoy Trinity County grown wine.

Save One Maple Winery, a Lewiston family business.

Daniel and Joanne Foley
551 Lewiston Turnpike Road
Lewiston, California 96052

Mary B. Brinkley

From: Mary B. Brinkley
Sent: Tuesday, August 25, 2020 2:18 PM
To: Kristel Bell
Cc: 'James Underwood'
Subject: Appeal P-20-28 CCL-2020-691

Good Afternoon,

Your appeal P-20-28 (APN:025-180-37-00/CCL-2020-691) for One Maple Winery, has been scheduled to go before the Planning Commission on Thursday, September 10, 2020 at the Trinity County Library Board Room at 7:00 p.m. located at 351 Main Street in Weaverville. If you have any questions please don't hesitate to email me.

Best,

Mary Beth Brinkley
Administrative Coordinator II
Trinity County Planning Department
Cannabis Division
mbrinkley@trinitycounty.org
530-623-1351 ext 6

Mary B. Brinkley

From: Phil Fay <philfay42@gmail.com>
Sent: Tuesday, August 25, 2020 1:27 PM
To: Mary B. Brinkley
Cc: contact@onemaplewinery.com
Subject: Opposition to expansion of Cannabis Grow

I am writing in opposition to expansion of Cannabis Growing in Trinity County and in particular in the region of One Maple Winery. Please consider maintaining the Wine Tasting Experience at One Maple a pleasant and enjoyable event. Laws allowing the growth of Cannabis are in place, but there is nothing written into the laws to mitigate the detrimental impact to nearby businesses from the stench created.

It will no longer be the pleasure it currently is to visit the One Maple Winery if this expansion of the Cannabis growth goes forward.

I ask you to consider the well being of all businesses as well as the wishes of the citizens of this area and the guests who frequently visit Lewiston and surrounding Trinity County. Maintain the beauty that exists in Trinity County.

Thank you, a frequent visitor to Trinity County and Lewiston since 1959. Still love it.

Phil Fay

Mary B. Brinkley

From: Mary B. Brinkley
Sent: Tuesday, August 25, 2020 2:20 PM
To: 'michael@saintsofsins.com'
Cc: Ana (ana@theflowraplatform.com)
Subject: Appeal P-20-28 CCL-2020-691

Good Afternoon,

Your appeal P-20-28 (APN:025-180-37-00/CCL-2020-691) has been scheduled to go before the Planning Commission on Thursday, September 10, 2020 at the Trinity County Library Board Room at 7:00 p.m. located at 351 Main Street in Weaverville. If you have any questions please don't hesitate to email me.

Best,

Mary Beth Brinkley
Administrative Coordinator II
Trinity County Planning Department
Cannabis Division
mbrinkley@trinitycounty.org
530-623-1351 ext 6

Mary B. Brinkley

From: Gayl Ward <gaylward.premiere@gmail.com>
Sent: Wednesday, August 26, 2020 12:00 PM
To: Mary B. Brinkley
Cc: Kristel
Subject: Request to deny Commercial Cannabis License Application CCL-691, APN 025-180-37-00 (150 Coffin Rd, Lewiston 96052)

We join with our neighbors in asking that this license be denied. Although we are not an adjacent property, we have been negatively impacted by the commercial grows on Coffin Road.

Aesthetically there is no question that these grows have negatively impacted the entire neighborhood. The multiple greenhouses (stark white, not “green”) can be seen from the road, especially in the fall and winter when the trees are bare of leaf. At night during any season the grow lights are on which is in stark and glaring contrast to the natural and beautiful environment we all used to enjoy. It also goes without saying that the odors which are associated with cannabis are another negative result of these grows. All of these negative impacts increase as the number of permitted cultivation sites increase.

This neighborhood also is the location of what was a thriving business that served as a “draw” for travelers and tourists, One Maple Winery. The impact on this business has been hugely detrimental as result of the commercial cannabis grow immediately across the creek from their tasting room and vineyard. Once known for their beautiful award-winning grounds and as a successful venue for social events, their business has been reduced basically to “bottle sales to go” since no one can enjoy the location itself any longer as a result of the seemingly ever-growing cannabis business just yards away. The owners of the winery have lost a huge amount of income as a result, and the Trinity County economy is also losing out when these dollars aren’t spent locally by both residents and tourists.

Our property is downstream from this commercial grow. One of our biggest concerns from the beginning has been about the effect on Grass Valley Creek and the groundwater. We have a well as our water source and we wonder if it has been tainted from the chemicals and other agents used at the grow. Are they required to test and submit results to the county of the water quality? Does the county test? Where is the proof and the accountability that no harm is being done? We would like to see those reports if they exist. If they don’t, we would request that testing be performed and the results made public before approval of this license is even considered. We would like a copy of such results.

Respectfully,

Roy and Gayl Ward

Kim Hunter

From: Don Swanson <dg4sailing@yahoo.com>
Sent: Tuesday, September 1, 2020 4:59 PM
To: Mary B. Brinkley
Cc: Kim Hunter; One Maple Winery
Subject: cannabis grows and wildfire

As a retired wildland fire investigator, I can attest to the overwhelming number of wildfires that were in some way connected to the cultivation of cannabis in Trinity County. Weather illegal or permitted, the vast majority of human caused fire were grudge related, escaped debris burns, negligence or just plain stupidity. Often times, an absentee land owner has no idea who is doing the physical labor on his property or even cares. He has no idea of the moral compass these people have or of their level of common sense. These people often have no idea what it means to be fire safe. Why should they care? They have no ties to the community, no roots here. If a fire starts, they take no responsibility and simply move on.

Aside from the many other reasons I am opposed to the commercial cultivation of cannabis (environmental damage, smell, fan noise, lights), I am afraid of what a wildfire will do to this area.

I strongly urge you not to risk a catastrophic wildfire in this area and end the continual expansion of cannabis grows in the Grass Valley Creek area and Coffin Road.

**Don Swanson
USFS Fire Prevention (ret)**

Kim Hunter

From: Phyllis Swanson <pds swanson416@ymail.com>
Sent: Sunday, August 30, 2020 3:33 PM
To: Mary B. Brinkley
Cc: Kim Hunter; contact@onemaplewinery.com; dg4sailing@yahoo.com
Subject: RE: Additional Cannabis cultivation site request - Coffin Road

We, Don & Phyllis Swanson live on Lewiston Road next door to Coffin Road where an additional cultivation site permit has been requested. We are strong supporters of a future opt-out area in this location. In the meantime, we are writing our letter of support to implore you to consider our feelings on this matter. We have lived in Trinity County for 40 years and have seen and experienced its demise due to the pot farms. There are way too many pot farms here. There should be a cap on the number of farms allowed. We chose to live here in Trinity County, settling in the Lewiston Valley for its beauty, peacefulness and the wonderful people that live here. We did not settle here for the noise, the smell, the criminal element that it brings and the destruction of the natural resources that now plague this once peaceful valley. We understand that its legal now, we understand what is here now is here; however as stated before ENOUGH is ENOUGH – please. Continued approval of additional farms, greenhouses etc impacts OUR quality of life and we should not have to put up with it. We think its only fair that you take our feelings about this into consideration. Its not fair that the growers get what they ask for no matter what the rest of us think or how we feel. Please don't allow the additional request on Coffin Road or any others in this zone for that matter. Its destroying our neighborhood, our quality of life, our surrounding natural resources. Enough is Enough
Sincerely

Don & Phyllis Swanson
4361 Lewiston Road
Lewiston, CA

Mary B. Brinkley

From: Don Coffin <dcoffin@snowcrest.net>
Sent: Friday, July 10, 2020 10:56 AM
To: Mary B. Brinkley
Subject: CCL - 020-691
Attachments: Planning Dept Info - CCL 2020-691.pdf

Good Morning, Ms. Brinkley

I think the above mentioned CCL should be approved. There are already other similar facilities in the area and this project will provided needed local jobs as well as revenue for Trinity County. I have no problems whatsoever with this project. You may contact me if you wish to discuss this further.

Respectfully,

Don Coffin
530 778-3696
dcoffin@snowcrest.net