

Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)>

---

**UNANSWERED QUESTIONS: UPC19-0002 101 Trinity Road, Glen Ellen**

---

**Nancy Richardson** <[nrchrdn@sonic.net](mailto:nrchrdn@sonic.net)>  
To: Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)>

Tue, Dec 15, 2020 at 1:40 PM

Ms Garner, How am I to pose the question of impartiality at the hearing if I am unable to find out who wrote the MND? Since you are able to access the document will you look and send the name of the consultant? Please add this entire thread to the public comments for the public record. N.R.

Sent from my iPhone

On Dec 15, 2020, at 12:59 PM, Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)> wrote:

Mrs. Richardson,

I have tried the password and it does work. The applicant is in the PRP program and the documentation is within that folder. My original email to you confirmed that "an Initial Study was prepared and concluded that all potential environmental impacts could be mitigated to a less than significant level." I invite you to participate in the public hearing process and raise your question of partiality with the hearing body or planning director, both of whom are better placed to address your concern.

All My Best,

**Southisone S. Garner, MPA***Project Manager/Planner  
she/her/hers*

PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | SCIENCE | TECHNOLOGY

431 I Street, Suite 108

Sacramento, California 95814 USA

office: 916-329-8897 extension: 5020

[sgarner@migcom.com](mailto:sgarner@migcom.com)[www.migcom.com](http://www.migcom.com)[facebook](#) [twitter](#) [linkedin](#) [instagram](#)On Tue, Dec 15, 2020 at 12:41 PM Nancy Richardson <[nrchrdn@sonic.net](mailto:nrchrdn@sonic.net)> wrote:

The password does not work. Can't you just answer the questions? N.R.

Sent from my iPhone

On Dec 15, 2020, at 12:16 PM, Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)> wrote:

Ms. Richardson,

I believe you can find the answers to your questions in my initial email and in the materials in the link I sent.

All My Best,  
Sou**Southisone S. Garner, MPA***Project Manager/Planner  
she/her/hers*

On Tue, Dec 15, 2020 at 9:29 AM Nancy and Brantly Richardson <[nrchrdsn@sonic.net](mailto:nrchrdsn@sonic.net)> wrote:

**Ms. Garner, Unanswered questions in red ink below. N.R.**

---

**From:** Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)>  
**Sent:** Tuesday, December 15, 2020 6:57 AM  
**To:** Nancy Richardson <[nrchrdsn@sonic.net](mailto:nrchrdsn@sonic.net)>  
**Subject:** Re: UPC19-0002 101 Trinity Road, Glen Ellen

Hi Nancy,

Thank you for the email. The 2016 MND analyzed the cannabis ordinance, not the penalty relief grows.  
**Was the grower in the PRP? or no?** As required under CEQA, Permit Sonoma must assess the impacts of a project on the environment. For this projec

**Did you prepare the "initial study" and conclude there were no environmental impacts? Or that they could be mitigated to a less than significant level?**

**Do you think there is a conflict of interest for project planners to also prepare the MNDs?**

This information can be found here:

UPC19-0002 CEQA ISMND  
Password: Acvbp77qKxnT  
<https://migcom.egnyte.com/fl/AD2uLsPWVY>

Best,

Sou

**Southisone S. Garner, MPA**

*Project Manager/Planner*



PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | SCIENCE | TECHNOLOGY

431 I Street, Suite 108  
Sacramento, California 95814 USA  
office: 916-329-8897 extension: 5020  
sgarner@migcom.com  
www.migcom.com  
facebook twitter linkedin instagram

On Mon, Dec 14, 2020 at 3:18 PM Nancy and Brantly Richardson <[nrchrdsn@sonic.net](mailto:nrchrdsn@sonic.net)> wrote:

Ms. Garner, Was this grower in the PRP (Penalty Relief Program)? Doesn't the Mitigated Negative Declaration from 2016 examine the environmental impacts of grows already in existence? Not expanded ones? Did you perform a new analysis and conclude the project warranted a MND? Do you agree there is a conflict of interest for any planner to continue to promote the project after conducting the MND?

Nancy Richardson



Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)>

---

## Public Information on Trinity Road Glen Ellen Project for use permit #UPC19-0002

---

Joseph Carbonaro <[jpc132@comcast.net](mailto:jpc132@comcast.net)>  
To: "[sgarner@migcom.com](mailto:sgarner@migcom.com)" <[sgarner@migcom.com](mailto:sgarner@migcom.com)>

Tue, Jan 19, 2021 at 10:47 AM

Hello Ms Garner,

Could you tell me where I can view the project information regarding the Proposal for the expansion of the cannabis facility for Use Permit UPC19-0002? The notice of public hearing directs me to contact you for more information about this proposal which will be put to a vote by the County Board of Supervisors on January 26th of this month.

Thank you,

Joe Carbonaro