

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

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**Re: Sonoma County Permit UPC 18-0055 Cannabis Processing Facility**

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**Susan M. Nystrom** <[nystromsm@yahoo.com](mailto:nystromsm@yahoo.com)>  
Reply-To: "Susan M. Nystrom" <[nystromsm@yahoo.com](mailto:nystromsm@yahoo.com)>  
To: Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)>

Sun, Aug 2, 2020 at 8:48 AM

Hi Sou,

Thank you for your prompt reply. I will continue to communicate with you regarding when this hearing will occur if it is ok with you.

I am not sure what you put in your report but I want to make you are aware of the following:

1. Safety is a continued concern. For the second year in a row a massive robbery of mature cannabis from the large grow facility to the southwest and within a mile of the proposed processing facility has occurred. These robberies have occurred from people out of the area associated with gangs and gang activity.
2. Traffic on Laughlin Road continues to be impeded. The frequency of trucks getting stuck in the one lane bridge have increased in frequency and the damage to the bridge and the road itself and traffic flow continues.

I appreciate any continued communication regarding this issue.

Take care, Susan

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, July 29, 2020, 8:07 AM, Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)> wrote:

Hi Susan,

I am still preparing the staff report and the hearing date has not been set yet.

Best,  
Sou

**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  
o 916-329-8897 ext 502  
[sgarner@migcom.com](mailto:sgarner@migcom.com)  
[www.migcom.com](http://www.migcom.com)



On Tue, Jul 28, 2020 at 11:54 AM Susan M. Nystrom <[nystromsm@yahoo.com](mailto:nystromsm@yahoo.com)> wrote:

Hi Sou,

Re: 2599 Laughlin Road Cannabis Processing Facility

I hope this email finds you well and healthy.

I have not heard anything about a public hearing for this proposal.

Do you have any new information for me?

Thank you for your help. Susan

Sent from Yahoo Mail for iPhone

On Tuesday, June 9, 2020, 3:50 PM, Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)> wrote:

Hi Susan,

of course. I am here to answer any questions. Here is the link to the Board of Zoning Adjustments meeting. Right now they are not holding any meetings but that is looking to change.

<https://sonomacounty.ca.gov/Board-of-Zoning-Adjustments/Calendar/>

Best,  
Sou

**Southisone S. Garner, MPA**

*Project Manager / Planner  
she/her/hers*



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[www.migcom.com](http://www.migcom.com)



On Tue, Jun 9, 2020 at 3:43 PM Susan M. Nystrom <[nystromsm@yahoo.com](mailto:nystromsm@yahoo.com)> wrote:

Hi Sou,

Thank you so much for your prompt reply and allowing a public hearing on this matter.

I may connect with you in late July to find out the timeline if I do not receive a notice.

Is there an online location I can check also?

Again, my thanks. Take care, Susan

Sent from Yahoo Mail for iPhone

On Tuesday, June 9, 2020, 2:55 PM, Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)> wrote:

Hello Ms. Nystrom,

Thank you for your phone call and this email. We will move forward with a hearing and I have forwarded your email and saved it to the file.

In a month or two, you will receive a public hearing notice where you are welcome to attend and speak. Additionally, your letter will be included as a public comment so your concerns are recorded and on file.

Thank you and please feel free to reach out with any questions.

Best,  
Sou

**Southisone S. Garner, MPA**

*Project Manager / Planner  
she/her/hers*



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sgarner@migcom.com  
www.migcom.com



On Mon, Jun 8, 2020 at 4:59 PM Susan M. Nystrom <nystromsm@yahoo.com> wrote:

I received notice of this request recently and I am submitting my objection to the Cannabis Processing Facility proposed at 2599 Laughlin Road.

I have lived at 2410 Laughlin Road for over 33 years. I have a small horticulture nursery business (not cannabis) on the property and sell my plants off site to reduce traffic for my neighbors. My daughter, son in law and three grandchildren live with me. I raised my four children here and love where I live.

I have several objections and concerns for the following reasons:

1. Safety is a huge issue for me. I have tolerated the huge marijuana grow facility to the west of my home. The lights shine so bright that they light up the vineyards, the high security around this facility makes me upset ever time I walk by and I know this facility was robbed last year by a several people and weapons were involved. This is an uneasy situation to have to endure. Now you are telling me that I will be sandwiched in between a huge grow facility and a processing facility for cannabis. This is a neighborhood with families and children. This is not right.

2. This area is prone to flood. I have experienced the devastation when Mark West Creek goes over its banks and I do not want to have any cannabis and related products in the waterways, soils or possibly my backyard. Has there been an Environmental Impact Report on this facility and its proposed location?

3. Laughlin Road is truly a country road that has not been improved, widened or even paved for many years. The potholes are filled by the county who uses the road to access their facility at Airport Boulevard. This road is used by a lot of people who work in the Airport Boulevard corridor. Frequent use by large trucks, UPS and FedEx as well as agricultural equipment occurs daily. I also want to mention the high water table in the area causes heavy road deterioration. This road does not need any more traffic. Since Fulton Road exit off Highway 101 has been closed, the amount of traffic and speed of traffic is a real issue. I have three grandchildren that live with me and I pray every day that they do not get out of my control and head to the road.

3. Laughlin Road has a ONE LANE BRIDGE. The county has worked for years to restrict large trucks from using the one lane bridge. Since GPS and mapping programs, more large trucks use Laughlin Road and attempt to cross the one lane bridge by mistake. These trucks get stuck and damage the bridge and close the road to through traffic. The road closure, inconvenience and rising costs involved is consistent and there is not a month that goes by that this bridge has not been closed at least once if not more. I am also very worried about the condition of the bridge - it looks like it has been abused greatly and K rails patch up the damaged areas of the bridge.

4. Tourist bike use of Laughlin Road is heavy and consistent. Adding more traffic to Laughlin Road increases the danger to recreational bikers. Biking is a huge industry and summer and fall are the prime time for people to come to the area and enjoy the colors and landscape. Adding more traffic to the road is a danger to bicyclists.

5. The potential for unpleasant odor from the facility is evident. We live in an agricultural area and know there will be smells involved. We already tolerate a lot of foul smells throughout the season especially with vineyard pesticide applications. Cannabis, however, has an intense smell that is not pleasant. When the large grow facility harvests, we can smell it. I do not want to have to smell additional cannabis as it is dried.

I am requesting, at minimum, a environmental impact information and a public hearing so this decision can be discussed before it is approved. It is not fair to families who live in the area and know that these types of facilities should not be operating so close to residents and their families and children. Please contact me if additional information is required.

Sincerely,

Susan Nystrom  
Resident, 2410 Laughlin Road

I am writing the Permit department to object to the project proposed at 2599aughlin Rd. Windsor CA. 95492 for a cannabis processing plant. My objections to this project are as follows: the Mark West Creek and its riparian corridor will be greatly impacted by machinery and excessive vehicles driving to the project 24 hours a day seven days a week. Our single lane bridge has been ploughed into several times a year for the last ten years from rigs going to Mesa/Columbia distribution. Our roads are no longer safe for the homeowners. Parcel zoning LIA is zoning for agricultural and not light industrial activity. Our homes are adjacent to the business park and these businesses have limited working schedules five days a week. My neighbors and my home were built in the late 1800s. We did not move next to the business park the business park moved next to our homes. This project will greatly have a significant impact on our area. There is the potential criminal risk to our homes and it also devalue our properties'. We have a huge homeless encampment next to my home and several times this year alone I was forced to call the police because the homeless were fighting. It took over five minutes for the police to respond to a woman in the encampment repeatedly yelling that she was being raped. This episode of the women yelling was extremely disturbing. The Mark West Creek is a protected waterway and many of the homeless individuals travel through this creek freely. My home along with my neighbors' home is more at risk of having a cannabis facility operating in our community. In the late summer while trying to enjoy the night sky the odor of a marijuana growing operation located in our area produces an unpleasant smell. I cannot imagine what additional odor the processing plant will add to the night sky.

In the business park there are many vacant buildings where this processing plant would fit in nicely. I am asking for a hearing to take place so that all my neighbors can freely share their

concerns about having a cannabis processing plant. Our homes and personal safety is greatly endangered with this proposal of processing cannabis in our neighborhood.

Beverly Schenck

3055 Laughlin rd.

Windsor, ca 9549

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

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**FW: Cannabis Program: Proposed Cannabis Processing Center UPC 18-0055**

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**McCall Miller** <[McCall.Miller@sonoma-county.org](mailto:McCall.Miller@sonoma-county.org)>

Mon, Jun 22, 2020 at 3:17 PM

To: Sou Garner <[sgarner@migcom.com](mailto:sgarner@migcom.com)>Cc: Scott Davidson <[scottd@migcom.com](mailto:scottd@migcom.com)>, Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>

Hi Sou,

See email below re: UPC18-0055; [2599 Laughlin Rd, Windsor](#).*McCall*

McCall Miller

Department Analyst

County Administrator's Office

Office: 707.565.7099

[McCall.Miller@sonoma-county.org](mailto:McCall.Miller@sonoma-county.org)

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

From: [no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org) <[no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org)>

Sent: Monday, June 22, 2020 2:26 PM

To: Cannabis <[Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org)>

Subject: Cannabis Program: Proposed Cannabis Processing Center UPC 18-0055

Sent To: County of Sonoma

Topic: Cannabis Program

Subject: Proposed Cannabis Processing Center UPC 18-0055

Message: To whom it may concern I am a next-door neighbor of the proposed cannabis processing facility at [2599 Laughlin Rd., Windsor](#) and I strongly oppose and have a huge concern about permitting the facility to process cannabis. I have had and continue to have a licensed adult residential care home for developmentally disabled adults next-door and I have had this licensed care home for 27 years at this location. These people are physically, emotionally and mentally disabled. They need every day living care assistance from staff . They receive 24/7 care here. All of them have various Physical and Psychological disabilities and having a cannabis processing center next-door could very well disrupt the peace and harmony that they experience here at their home as well as their safety .We do not need to have strangers mistaking our Care home for the cannabis processing facility with either a legal or illegal intent. Historically this type of facility does attract crime and violence and the reason we established this country care home is because we depend on this setting for the peace and tranquility here in the county for their welfare and wellbeing. It is imperative that this remain a safe care home!! Please, I urge you to deny a use permit for this cannabis processing facility at this address!!

Sender's Name: Jeff LaDow

Sender's Email: [Jeffs4sweets@sbcglobal.net](mailto:Jeffs4sweets@sbcglobal.net) Sender's Cell Phone: 7076959443 Sender's Work Phone: 7075378172Sender's Address: [2565 Laughlin Rd Windsor, CA 95492](#)



Sou Garner &lt;sgarner@migcom.com&gt;

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**Permit file #UPC18-0055 - Laughlin Road Cannabis**

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**Mark Couchman** <Mark@swgnapa.com>  
To: "sgarner@migcom.com" <sgarner@migcom.com>

Sat, Jun 13, 2020 at 3:43 PM

Southisone

My office address is [351 E. Napa St. Sonoma, CA 95476](#).

Please send correspondence to this location.

Thanks,

Mark Couchman

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**From:** Mark Couchman  
**Sent:** Saturday, June 13, 2020 3:40 PM  
**To:** [sgarner@migcom.com](mailto:sgarner@migcom.com)  
**Subject:** Permit file #UPC18-0055 - Laughlin Road Cannabis

Southisone:

My name is Mark Couchman. My family and I are the owners of APN 059-190-006 located at 2850 Laughlin Road.

We grow Pinot Noir grapes on our property.

We have concerns with traffic on our road. The Laughlin bridge over Mark West Creek is a major traffic impediment as it only accommodates one lane of traffic. This causes traffic to back up on either side of the bridge. The intersection of Laughlin and River Roads is heavily impacted already by traffic from employees working at the warehouse and industrial park to the north of Mark West Creek from the property in question. It is not unusual for a line of 30-40 cars to be backed up on Laughlin Road trying to turn onto River Road. We are concerned that additional uses which generate additional traffic will only make these matters worse. Before the Sonoma County approves additional uses which will create more traffic, it needs to widen the bridge and address the heavy traffic issues at the River and Laughlin Road intersection.

Mark Couchman

C and F Company



send to email sgarner@migcom.com

Sonoma County PRM  
2550 Ventura Ave  
Santa Rosa, CA 95403 2829

June 9, 2020

Re: File No. UPC 18 - 0055

Attn: Sue Garner

Thank you for notifying neighbors about the proposed cannabis processing facility at 2599 Laughlin Road in Windsor.

I have questions about the impact on traffic and the creek corridor and light pollution.

1. traffic

My family have lived on Laughlin Road since 1854. It began as a horse and wagon route to Santa Rosa. It is still a narrow rural road going over a one lane bridge. The historic Roman arch bridge was built in 1916. Nowadays there are constant problems with commercial trucks getting stuck on the bridge no matter how many warning signs the Road Dept. erects. Laughlin Road has heavy traffic with trucks from Mesa/Columbia Beverage Distributors, La Crema winery (360 000 case winery), Airport traffic, bicyclists, commuters going around to the next freeway on-ramp, tractors and farm equipment from Kendall Jackson vineyard management and other large vineyard operations and neighbors. How can we add more traffic to this already overloaded road?

2. Environmental Impact

The barn is in the floodplane of Mark West Creek. What impact would a cannabis processing plant have on the creek and wildlife?

3. Light pollution

Mesa/Columbia Beverage Distributors is a 24 hour/day <sup>sixday a</sup> /week facility. At night the very large doors where the trucks come and go are open all night. Light spills out all over the neighborhood.

Are there alternative sites for this commercial business operation such as the Airport Business Park on Laughlin and Airport Blvd.?

Thank you for being thorough in your planning. Please have a public hearing.

Respectively,

Jean McMullen  
3117 N Laughlin Rd.  
Windsor, CA 95412 707 542 7317



Sou Garner &lt;sgarner@migcom.com&gt;

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## Sonoma County Permit UPC 18-0055 Cannabis Processing Facility

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Susan M. Nystrom <nystromsm@yahoo.com>  
To: "sgarner@migcom.com" <sgarner@migcom.com>

Mon, Jun 8, 2020 at 4:59 PM

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6/9/2020

MIG, Inc. Mail - Sonoma County Permit UPC 18-0055 Cannabis Processing Facility

Sincerely,

Susan Nystrom  
Resident, 2410 Laughlin Road



Sou Garner &lt;sgarner@migcom.com&gt;

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**FW: Permit #UPC-18-0055 (Illegal Pot manufacturing plant 2599 Laughlin Road)**

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**Planner** <planner@sonoma-county.org>  
To: "sgarner@migcom.com" <sgarner@migcom.com>

Mon, Jun 8, 2020 at 2:46 PM

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**From:** DON FLETCHER <dfletcher53@comcast.net>  
**Sent:** Monday, June 08, 2020 11:37 AM  
**To:** Planner <planner@sonoma-county.org>  
**Subject:** Permit #UPC-18-0055 (Illegal Pot manufacturing plant 2599 Laughlin Road)

**EXTERNAL**

Dear Planner,

I received a notice in the mail Saturday that said the County was allowing yet another dangerous Marijuana facility within several hundred feet of numerous family residential homes. When I bought on Laughlin Road in 2015, Marijuana was illegal and we were surrounded by wine grapes.

This is a very dangerous situation and you are placing my family at risk.

The current largest outdoor Marijuana garden that was approved by the County on Laughlin/River Road (2401 River Road) was robbed on October 22nd 2019. The marijuana was stolen and the suspects were armed with firearms. The extremely dangerous robbery was documented by the Sonoma County Sheriff's Office.

Please do not approve this new illegal dangerous operation to be conducted in a family neighborhood. We are already in danger by the outdoor garden you approved that will in fact be robbed again and hopefully no one is injured or killed. We do not need to be surrounded by danger with this new proposed operation. All of the neighbors I have spoken with share my concern, but know that there is nothing they can do to stop the County from accepting the money for the permit and allowing this dangerous business to operate near families and children.

Concerned and disappointed Neighbor,

Donald Fletcher  
2720 Laughlin Road  
[707-755-0878](tel:707-755-0878)

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected,  
**do not** click any web links, attachments, and **never** give out your user ID or password.