

Attachment B

Witness Lists

January 27, 2020

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VIA ELECTRONIC MAIL

Diane Dillon
Chair
Napa County Board of Supervisors
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Laura J. Anderson
Deputy County Counsel
Napa County Office of County Counsel
1195 Third Street
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Napa, CA 94559

**Re: Hard Six Cellars Winery—Appeal of October 16, 2019 Decision of Napa County
Planning Commission to approve application for Use Permit P16-00333**

Applicants' Submission of List of Witnesses Regarding Appeal

Dear Chair Dillon and Ms. Anderson:

Applicants Wayne and Kara Fingerman (“Applicants”) hereby submit their witness list and proposed order of go as follows:

Donna Oldford--Plans4Wine. Ms. Oldford is the Project’s planning consultant. Ms. Oldford will provide an overview of the Project and a general discussion of the Project’s consistency with the General Plan; compliance with Winery Definition Ordinance and other County Zoning Ordinances; and CEQA issues.

Carrie Lukacic—Ms. Lucacic is senior environmental planner and project manager for Prunuske Chatham, Inc. She was responsible for oversight of the Project’s biological analysis. Ms. Lukacic will be available to answer questions regarding the Biological Habitat Evaluation Report conducted for the Project.

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Andy Simpson--Delta Consulting and Engineering. Mr. Simpson is the Project's civil engineer. Mr. Simpson will be available to answer questions regarding without limitation, the Project site evaluation and site plans; Wastewater Feasibility Report to evaluate the feasibility of treating and disposing Project wastewater flows; and other Project-related work and analyses.

Anthony Hicke--Richard C. Slade & Associates, LLC ('Slade'). Mr. Hicke's firm is the Project's consulting groundwater geologist. Mr. Hicke will be available to address questions regarding the Water Availability Analysis performed for the Project.

Mark Crane-- Transportation Group. Mr. Crane is the Applicants' traffic consultant. Mr. Crane will be available to answer questions regarding the Traffic Impact Report prepared for the Project.

Wayne and Kara Fingerman--The Applicants will be available to speak regarding their vision for the Project and their efforts to address neighbors' concerns.

Brien McMahon--Perkins Coie, LLP. Mr. McMahon is the Applicant's legal counsel. Mr. McMahon will address legal issues presented by the Appeal.

Very truly yours,



Brien F. McMahon

cc: Adam Hoffman, Esq (via e-mail)
Robia Crisp, Esq. (via email)

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January 27, 2020

VIA E-MAIL Diane.Dillon@countyofnapa.org

Supervisor Diane Dillon
Napa County Board of Supervisors
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**Re: Hard Six Cellars Appeal Hearing
Appellants' Request for De Novo Hearing and Request to Augment the Record**

Dear Chair Dillon:

On behalf of the appellants, Martin S. Checov and Timothy J. Bause, we submit the following witness list in order of go, for the appeal hearing on the Hard Six Winery, scheduled for February 10, 2020:

1. Martin S. Checov, is an appellant and neighboring property owner at 2031 Diamond Mountain Road. Mr. Checov will provide an overview of his qualitative concerns regarding the Project as approved by the Planning Commission.
2. Adam Hofmann and Robia Crisp, Hanson Bridgett LLP, are legal counsel for the Appellants. Mr. Hofmann will discuss the legal bases for the appeal, including CEQA issues.
3. Gary Deghi, Huffman-Broadway Group, Inc., is a Senior Environmental Specialist with expertise the areas of wetland ecology and wildlife biology and related federal and state resource management regulations. Mr. Deghi will speak regarding issues relating to the Project's impacts on biological resources.
4. David Rich, Reax Engineering, is a Fire Expert and founding partner of a thermal sciences consulting firm. Dr. Rich will speak regarding fire/life safety and code issues associated with the proposed Project.

Very truly yours,

A handwritten signature in blue ink, appearing to read "A. Hofmann", written over the "Very truly yours," text.

Adam W. Hofmann

cc: Jason Hade, Principal Planner (via email Jason.Hade@countyofnapa.org)
Laura Anderson, Deputy County Counsel (via email laura.anderson@countyofnapa.org)
Brien McMahon (via email BMcMahon@perkinscoie.com)
Martin S. Checov (via email mchecov@omm.com)
Timothy J. Bouse (via email tbause@aol.com)
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