

## **Attachment B**

### Witness Lists

# HolmanTeague

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August 7, 2020

Napa County Board of Supervisors  
1195 Third Street, Suite 310  
Napa, California 94559

*Delivery via email to: Diane.Dillon@countyofnapa.org*

RE: Applicants' Witness List - Appeals of the Planning Commission approval of the Anthem Winery Project (P14-00320-MOD, P14-000322-ECPA)

Chair Dillon:

Per the Chair's direction, Applicants Julie and Justin Arbuckle submit their list of anticipated witnesses, subject matter of witness testimony, and estimated duration of testimony:

Witness	Subject Matter	Estimated Duration
Rob Anglin	Overview, standard of review, easement issues, responses to grounds of appeal	10-15 minutes
Paul Warnock (Engineer, RSA+ Engineering)	Road design, bridge placement	10-15 minutes
Anthony Hicke (Hydrogeologist, Richard Slade & Assoc.)	Water availability analysis	10-15 minutes
Julie Arbuckle	Background of project and its evolution through the process	5-10 minutes

Applicants also will have Dalene Whitlock (Traffic Engineer, W-Trans) and Bruce Fenton (Engineer, RSA+ Engineering) available to respond to questions from the Board.

Respectfully,



Rob Anglin

cc: Chris Apallas  
Kathy Felch  
Kevin Block  
Julie Arbuckle

**APPEAL OF PATRICIA DAMERY  
BOS HEARING SEPTEMBER 1, 2020**

**WITNESS LIST**

<b>ORDER</b>	<b>WITNESS</b>	<b>SUBJECT MATTER</b>	<b>ESTIMATED TIME</b>
1.	Patricia Damery	Recusal of Ryan Gregory; derogation of tree easement; Napa County Road and Street Standards exceptions; erosion control plan; water availability; earthquake fault line and cave construction/spoils; vineyard pesticide, herbicide and rodenticide drift	5 minutes
2.	George Caloyannidis	Napa County Road and Street Standard exceptions; erosion control plan; earthquake fault line and cave construction/spoils	5 minutes
3.	Gary Margadant	Water availability	5 minutes
4.	Dayna Manning	Water availability	5 minutes
5.	Walter Brooks	Water availability	5 minutes
6.	Lindsay Campbell	Water availability	5 minutes
7.	Jeanne Chinn	Water availability, tree easement	5 minutes

**From:** [Kevin Block](#)  
**To:** [Dillon, Diane](#)  
**Cc:** [Apallas, Chris](#); [Rob Anglin](#); [Kathy Felch](#)  
**Subject:** Anthem Winery Appeal -- Rowe and Atlas Witness List  
**Date:** Friday, August 7, 2020 4:03:13 PM

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**[External Email - Use Caution]**

Chair Dillon:

Paul Rowe and Jeff Atlas anticipate calling the following witnesses at the September 1 hearing on this matter:

1. Jeff Atlas. Mr. Atlas will address errors committed by the Planning Commission in approving the Dry Creek Road entrance and will discuss safer alternatives. 10 minutes
2. Kevin Block. Mr. Block, an attorney, will address legal deficiencies in the Planning Commission actions on both the road and the stream. 10 minutes
3. Paul Rowe. Mr. Rowe, attorney and adjoining property owner, will address the use of easements on his property for pull-outs or turnouts as envisioned by the Planning Commission's approval of the project. 5 minutes
4. David Rich, Ph. D. Dr. Rich, an expert in fire behavior and fire safety, will discuss the Planning Commission's finding that the proposed road with exceptions will provide the same practical effect as a compliant road. 5 minutes
5. Mike Podlech. Mr. Podlech is an aquatic ecologist and expert in stream classification who will speak to the Planning Commission's failure to classify the waterway on the winery's property as a stream. 5 minutes.

The appellants will reserve 10 minutes for rebuttal.

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