

Attachment C

Witness Lists

APPELLANTS' WITNESS LIST FOR MAY 23, 2017 APPEAL HEARING

**Appealing Mountain Peak Winery: P13-00320-UP
(Appellants Kosta Arger, Cynthia Grupp, William Hocker, Glenn Schreuder)**

April 3, 2017

Office of Napa County Counsel

Attn: Laura J. Anderson,

Deputy County Counsel

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Attn: Gladys Coil

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Witnesses/Speakers

- 1) Anthony Arger, Esq.: Public Safety and Welfare; Background, traffic
- 2) Glenn Schreuder: Public Safety and Welfare; Road conditions and history
- 3) Julie Arger: Public Safety and Welfare; Traffic, specific incidents
- 4) Diane Shepp: Public Safety and Welfare; Traffic, specific incidents
- 5) David Hallett: Public Safety and Welfare; Traffic, specific incidents
- 6) Cynthia Grupp: Public Safety and Welfare; Fire danger/safety
- 7) David Cymanski, G.E.: Public Safety and Welfare; Road conditions
- 8) Yeoryios Appallas, Esq.: Environmental Impacts; Background
- 9) Amber Manfree, PhD: Environmental Impacts: Water, biodiversity, sedimentation
- 10) Greg Kamman, G.E.: Environmental Impacts: Water, erosion, sedimentation
- 11) Bill Hocker: Size/Appropriateness/Remoteness of Mountain Peak Project
- 12) Kosta Arger, MD: Size/Appropriateness/Remoteness of Mountain Peak Project; Grape Production Figures

April 3, 2017

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VIA ELECTRONIC MAIL

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**Re: Mountain Peak Winery—Appeal of January 4, 2017 Decision of Napa County
Planning Commission to approve application for Use Permit P13-0020**

Applicant's Submission of List of Witnesses Regarding Appeal

Dear Chair Ramos and Ms. Anderson:

Applicant Mountain Peak Winery ("Applicant") hereby submits its witness list as follows:

Donna Oldford--Plans4Wine. Ms. Oldford is the Project's planning consultant and 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.

Steven Rea--Mr. Rea is the general manager for the Applicant. He will briefly discuss the Applicant's efforts to design an environmentally sensitive Project and to address neighbors' concerns.

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Earl Wilson--Principal, BAR Architects. He will be available to describe and answer questions regarding the Project's LEED-Platinum design concept and efforts to reduce Greenhouse Gas Emissions and to enhance the environment.

Garrett Buckland--Premiere Viticulture Services Napa. Mr. Buckland is the Project vineyard manager. He will be available to answer questions regarding the vineyards owned or controlled by the Applicant, its vineyard management practices and yields.

Paul Bartelt--Bartelt Engineering. Mr. Bartelt is the Project civil engineer. He will be available to answer questions regarding his work for the Project, including without limitation, the Project site plan; cave spoils location and disposition; Stormwater Control Plan, Wastewater Disposal Feasibility Study, Water Availability Analysis and other Project-related work and analyses.

Mark Crane--Crane Transportation Group. Mr. Crane is the Applicant's traffic consultant, who prepared a Traffic Analysis for the Project and, together with County Roads Commissioner, Rick Marshall, reviewed relevant accident data regarding Soda Canyon Road in response to neighbors' road safety concerns. He will be available to answer questions regarding these issues, as well the required left-turn lane condition at Soda Canyon Road and Silverado Trail for both Reynolds Family Winery and Ellman Family Winery, for which Mark Crane also performed cumulative traffic studies.

Anthony Hicke--Richard C. Slade & Associates, LLC ('Slade'). Mr. Hicke's firm is the Project's consulting groundwater geologist. Mr. Hicke will be prepared to address questions regarding the October 31, 2015 Updated Summary of the April 2014 Pumping Test for the Onsite Project Well; Slade's Response dated November 30, 2016 to the Kamman Hydrology & Engineering letter dated October 11, 2016 and (if considered by the Board), Kamman's post-appeal submission dated January 31, 2017.

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

Very truly yours,



Brien F. McMahon

cc: Anthony Arger, Esq. (via e-mail)