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Applicant Testimony and Applicant witnesses list Testimony

Bonny’s Vineyard Appeal P25-00020-APL

Board of Supervisors Hearing – May 6, 2025

Buchalter

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April 21, 2025

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

Delivery via email to:
anne.cottrell@countyofnapa.org

Re:	**Bonny's Vineyard**
Appeal Hearing Date:	**May 6, 2025**
Applicant:	**Bonny's Vineyard**
Appellant:	**Water Audit California**
Action Being Appealed:	**Appeal of December 18, 2024, Planning Commission's Unanimous Approval of Bonny's Vineyard Winery Use Permit No. P22-00002-UP**
Action Being Requested:	**Denial of this Appeal**

Dear Chair Cottrell and Supervisors:

Applicant Bonny's Vineyard hereby submits the following list of witnesses it intends to call at the appeal hearing on May 6, 2025:

Matt Meyer: Outline family's history with property and explain how vision for current project aligns with this legacy (5 minutes).

Cameron Pridmore: Overview of project and scope of application, including the process, objectives, and how the project was sustainably designed (10 minutes).

Katharine Falace: Explain the foundational principles of the public trust doctrine, including its relevance to this case. Address the issues raised by appellant and underscore that the applicant followed the process. Finally, discuss why the Planning Commission's unanimous approval of the permit was proper (10 minutes).

Very truly yours,

BUCHALTER
A Professional Corporation

Katharine H. Falace
Shareholder

cc: Laura Anderson
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William McKinnon
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