

Planning Commission Mtg.

FEB 01 2017

Agenda Item # 9B

Geoff Ellsworth ①

geoffellsworth@
yahoo.com

submitted as private
citizen

WED Feb 1 2017

ITEM B

GRASSI WINE COMPANY

I BELIEVE A PROPER COMPLIANCE AND ENFORCEMENT PROGRAM MUST BE IN PLACE BEFORE WE CONTINUE ANY FURTHER APPROVALS SO THAT WE CAN START TO GET AN UNDERSTANDING OF WHAT TYPE OF IMPACTS WE ARE TRULY DEALING WITH, ~~AND~~ THE EFFECTS ON OUR COMMUNITY. AND ALSO TO PREVENT THE FURTHER ESCALATION OF A OVERAGES.

— WE NEED A SYSTEM TO VERIFY VISITATION NUMBERS

— IN THE WDO THE POLICY IS THAT FOOD SERVICE REVENUE IS LIMITED TO COST RECOVERY ONLY. WE NEED A SYSTEM IN PLACE TO VERIFY THIS

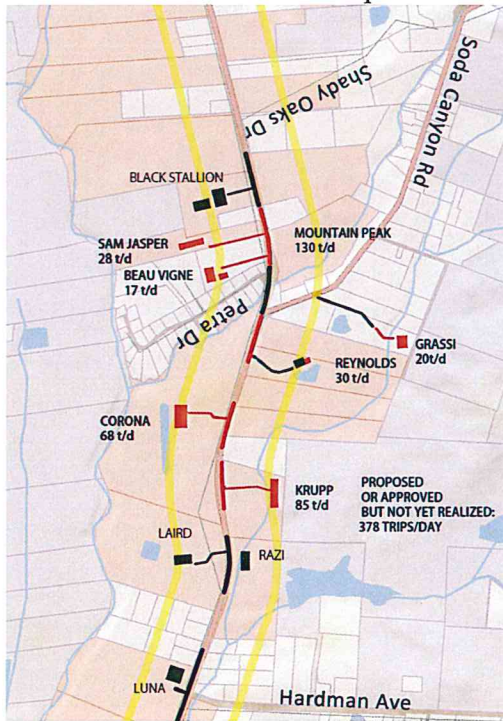
— ALSO WE NEED A WATER MONITORING SYSTEM, WHERE THE USE IS CAPPED BASED ON THE PERMIT AND METERED - TO MAKE SURE THAT EVERYBODY IS HONORING OUR HONOR SYSTEM

From: SodaCanyonRoad.org <bill@sodacanyonroad.org>
Sent: Tuesday, January 31, 2017 5:51 PM
To: McDowell, John
Subject: The end of the Trail?

FEB 01 2017

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Commissioners and Planners, [This is the same email that I have been sending for all of the winery projects coming before you at the Soda Canyon Road Junction. Although the issue of continued, and I think unfortunate, building development along the Trail is an important one, this email is just for the record on the Grassi project and you needn't re-read it.] The Silverado Trail is still a great ride for cars and bicycles at times other than the afternoon rush hour. Well banked curves and maintained surface allow a meditative, almost zen-like, cruise through the rolling landscape of vine rows and valley vistas. It is the ride that defines the Napa Valley as an Eden, a paradise on earth, for visitors and residents alike. It is a last local vestige of America's great passion for the open road. And it is about to disappear. Two more wineries on or adjacent to the Trail are up before the Planning Commission on Jan. 18th and Feb 1st, 2017, the Sam Jasper Winery and the Grassi Winery. The requests for production capacity and visitation are modest, but the applications do call attention once again to the issue of continued development on this most iconic of Napa's highways.



black: existing wineries & left turn lanes
red: proposed or approved

This particular section of the Trail is becoming quite impacted by building projects. It is a harbinger of the development sprawl happening along the Trail and throughout the county. [As shown here](#), there are now close to 100 new or expanding wineries approved since 2010, most not yet built. There are some 50 more in the planning department awaiting review, with 18 more added in 2016 alone. I can understand the Commission's unfortunate need for additional hearings each month. This is a map of the Soda Canyon intersection. There are now at least 8 existing or proposed left turn lumps on the Trail in the 1.5 minute drive between Hardman Avenue and Black Stallion Winery. Little will remain of the 2-lane highway. It will now be a section fraught with the driving angst of merging traffic. Will all of these turnouts make it safer? Maybe for those forced to become familiar with the concept of middle lane refuges. For most drivers there will still be the heart attack

(and involuntary swerve), as a car dashes out from the left straight at their car and at the last second turns into the refuge lane. The number of vehicle trips generated by the proposed wineries is adding up. Counting Mountain Peak which has just been approved, there are now almost 380 more trips/day planned of this bit of the Trail. That's about 3% of the 11,000 [now 14000?] daily vehicles that use the intersection. It is well above the 1% increase considered "significant" for any one project. Impacts accumulate. Soda Canyon Road is already rated at Level of Service (LOS) F on weekday and Saturday afternoons and traffic signals are already warranted on weekday afternoons. They will shortly be needed on Saturdays as well. It is harrowing to make the left turn into the continuous stream of 55 mph traffic at rush hour. The traffic backs up behind the Soda Canyon stop sign waiting for one's rendezvous with fate. The Soda Canyon intersection, like many intersections along the Trail and Hwy 29 already requires signalization for safe operation. As you know, the cost of those signals are often contributed to by mitigation fees added to the use permits. The signals don't get put in, I think, not just because the mitigation fees aren't enough to cover the costs (and the money is needed elsewhere), but because everyone knows what signalization means - a rural place is becoming a suburb. It is the death of the open road. This map begins to give a sense of the winery strip mall that the rest of the Trail will become in the future. There are still several parcels in this stretch available for wineries. Given the present trajectory, projects will be proposed soon. (The property just north of the Reynolds Winery has recently sold.) Is it too late to save the Silverado Trail? The openness of the landscape along its route defines Napa County to residents as well as the rest of the world. As the area around Soda Canyon Road shows, that iconic image will become screened and diminished by development if more protections are not put in place. It is past time to realize that the Trail is more important to Napa than just an access route to ever more wineries or just traffic relief from Hwy 29. The expansive views from the road are the mental images that everyone retains of this place. It is a single Napa experience more important than all the winery "experiences" combined. If the present development trend continues, the enjoyment of the Trail as the meditative cruise needed to be at one with the rolling majesty of the valley and its bounty will soon be gone. Please, don't let that happen. Bill Hocker 3460 Soda Canyon Rd

This message has been sent via the sodacanyonroad.org website.

Frost, Melissa

Subject: FW: Grassi Wine Company

Planning Commission Mtg.

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9B

From: McDowell, John
Sent: Tuesday, January 31, 2017 3:54 PM
To: Frost, Melissa
Cc: Anderson, Laura; Gallina, Charlene; Morrison, David
Subject: FW: Grassi Wine Company

Correspondence on Grassi item for tomorrow's hearing.

From: Barbara Guggia [<mailto:tahoemtgirl@gmail.com>]
Sent: Sunday, January 29, 2017 8:19 AM
To: McDowell, John
Subject: Grassi Wine Company

We are writing regarding the proposed Grassi Wine Company winery at 1044 Soda Canyon Road, Napa CA. The proposal is for a small capacity winery located on existing vineyard property and proposing 25,000 gallons and 3,800 visitors per year and 20 vehicle trips per day. We believe the Grassi proposal is in keeping with the culture and environmental limits of the Soda Canyon area. As homeowners on Soda Canyon Road, we welcome this new business and appreciate its thoughtful design and appropriateness for the site.

Keeping that in mind, there are also issues of cumulative impacts that are part of the baggage of Napa County approving the majority of winery proposals that come before it. The Grassi proposal is modest in scope and far less impacting regarding traffic issues. The cumulative impact of more visitors, more noise and more night-time events is already taxing the carrying capacity of the road, people and environment of Soda Canyon.

If the County had the vision to encourage small capacity wineries in these areas while locating the large commercial operations in industrial parks more suited to their impacts, the public could begin to trust their county managers and elected officials again.

Thank you for your

time,

Barbara Guggia and Steve Chilton

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Frost, Melissa

Subject: FW: Grassi Winery P 15-00339-UP
Attachments: Apallas Statement 1-31-2017.pdf
Expires: Sunday, July 30, 2017 12:00 AM

Planning Commission Mtg.

FEB 03 2017

Agenda Item # 9B

From: McDowell, John
Sent: Tuesday, January 31, 2017 3:52 PM
To: Frost, Melissa
Cc: Gallina, Charlene; Morrison, David; Anderson, Laura
Subject: FW: Grassi Winery P 15-00339-UP

Correspondence on Grassi Item for tomorrow.

From: yeoryios@sodacreekvineyards.com [<mailto:yeoryios@sodacreekvineyards.com>]
Sent: Tuesday, January 31, 2017 3:43 PM
To: McDowell, John
Cc: jeriGillPC@outlook.com; anne.cottrell@lucene.com; mikebasayne@gmail.com; tkscottco@aol.com
Subject: Grassi Winery P 15-00339-UP

Dear Mr. McDowell,

I regret the late arrival of this document, but by explanation and not as an excuse, I was otherwise detained by a small matter involving MPV.

I am attaching my statement regarding the pending Grassi Winery matter and request that you include this in the Planning Commission's packet. Of course, by copy of this email message, I am providing copies to the esteemed Planning Commission members. I suppose convention would require me to put the following warning on my statement: "Please be informed that the reading of the attached will induce immediate sleep and guaranteed to be non-habit forming". It contains not a scintilla of my usual rhetorical flourishes, saving those of course for the hearings should the passion so compel. I did take some liberty in borrowing from our "Commander In Chief's" insomniac tweeting by underscoring and the use of exclamation points!!!!!! hoping to make an otherwise anodyne writing, a HUUUUUUGE and compelling read.

Written with tongue firmly planted in cheek, I am,

/s/ YEORYIOS C. APALLAS

Yeoryios C. Apallas
Lawyer and Counselor at Law
(Senior Assistant Attorney General (Ret.))
APALLAS LAW GROUP
4054 SILVERADO TRAIL
NAPA, CA 94558-1119

CELL: (707) 320-3806
YCA@APALLASLAWGROUP.COM

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**STATEMENT OF YEORYIOS C. APALLAS
BEFORE THE NAPA COUNTY PLANNING COMMISSION
IN THE MATTER OF GRASSI FAMILY WINERY
P15-00339-UP
WEDNESDAY, FEBRUARY 1, 2017 AT 9:00 A.M.**

1. My name is Yeoryios C. Apallas. I live at 4054 Silverado Trail, Napa, California. I am a lawyer, and from 1972 to 1999, I served as a deputy attorney general in the California Department of Justice. In early 1999 I had a dual appointment as Senior Assistant Attorney General and Special Counsel to the Governor's Office. In late 2000 I became the general counsel for S & P Company, its wholly owned subsidiaries, Pabst Brewing Company, and Falstaff Brewing Corporation and the umbrella organization—the Kalmanovitz Charitable Foundation, a nonprofit corporation with assets over half a billion dollars. I retired from this position in December 2013 now serve on various boards including the Board of Directors of the Napa County Farm Bureau. *See, attached profile.*

2. My family owns property at 4050, 4054 and 4060 Silverado Trail, (ST Property) and also at 1005, 1035, and 1045 Soda Canyon Road “(SCR Property)”. The ST and SCR property has been in the Johnston Family (my parents-in-law) since November 30, 1944.

3. The SCR Property is on the northwestern side of Soda Canyon Road and directly across from: (a) the proposed Grassi Winer and (b) approximately 500 feet east from where Soda Canyon Road intersects with the Silverado Trail.

4. The ST Property is a twenty (20) acre parcel which, in 2006, we developed into a vineyard known as Soda Creek Vineyards. My wife, my children and my grandsons, my wife and I call this our home. It is located approximately 700 feet from the intersection of Soda Canyon Road and the Silverado Trail and about 1000 feet from the proposed winery, as the crow flies. My wife and I are the proprietors and operators of this family owned vineyard. We live on the property with our son, his wife, and 2 young grandchildren, Yeoryios, 2 years old and Leonidas, 4 months old. So you can understand how important safety is to us on both SCR and ST.

5. I am not opposed to reasonable and prudent vineyard development nor am I opposed to the manufacture of wine at appropriate, safe, and environmentally suitable sites. My statement should not be construed as opposing the crafting of wine at the proposed Grassi Winery facility. My concern about the citing of this project at this location is that it will add more traffic at the intersection of Soda Canyon Road and the Silverado Trail.

6. Because of the narrow and serpentine nature of Soda Canyon Road and more particularly where the 1035 and 1045 SCR Properties are located, there have been numerous accidents, (most unreported to the California Highway Patrol (CHP)) and the Napa County Sheriff's Office (NCSO) with cars crashing into the front yards of these properties causing substantial property damage. Just two years ago (July 8, 2015) while I

was taking the attached photos, cars going east and west on SCR were crossing the double yellow line at the curve depicted on Photograph No. 5.

7. I recall that in the Summer of 2000 a driver, traveling down SCR, lost control of his Jaguar and crashed into the 1035 SCR Property causing damage to the auto, the fence, and the mailbox but leaving at the scene of the accident the Jaguar's rear license plate. The driver fled, but did not get too far because of a punctured oil pan and the rear license plate at the scene.

8. Around June 15, 2008 there was another accident which took out the electrical service to the residence at 1035 SCR. This accident was reported to the CHP. Like the one before it, this too was a single driver accident where the driver lost control of the vehicle coming around the curve and crashed into the PGE pole knocking down the electrical wires to the service box of my parents' -in-law home. The driver rolled his car but managed to flee the scene but was later apprehended.

9. Evidence left at the scene suggests that both accidents were caused by alcohol consumption and excessive speed at a curve that is dangerously configured. The county tried to address the many accidents that occurred at that location by smoothing out the curve and reducing the speed to 30 miles per hour but accidents continue to happen at this location. Just six months ago on Friday, July 8, 2016 at 4:15 p.m., I was paying a social visit to my sister in law at 1035 Soda Canyon Road, and was almost broadsided by someone speeding down Soda Canyon Road in a truck. I gunned my little Prius Electric and quickly got out of the speeding driver's way.

10. A grant of a use permit to Grassi Winery (as outlined in its recently filed application) will only compound the dangerous road condition and will, in all probability, increase the accident rate at 1035 and 1045 SCR because of the curve on the road and the potential for driving under the influence of alcohol. Increased traffic on the road will, in all likelihood, add to the possibility of additional accidents at or around the SCR Properties. Over the years of development up SCR, I have observed a marked increase in traffic on this two lane narrow country road. The traffic on Silverado Trail, as recently noted in the Sam Jasper review, highlighted that some 14,000 trips per day are on the Trail between Trancas and Oak Knoll. Just 8 years ago, there were only around 4500 daily trips on the same stretch of the ST. The traffic has increased 300% during this period. Annualized the yearly trips on Silverado Trail are in excess of 5 million. Imagine what it will be like if the wineries that are yet to be built, actually are built and become operational. Incredible.

11. Already, during the rush hour at between 4:00 to 5:00 p.m., it is difficult to back out of the driveway at 1035 SCR because cars are backed up that are trying to make a left or right turn onto Silverado Trail. At times, when trying to leave the property, I have to wait several minutes until traffic clears up to safely exit. At other times, I alter my plans and either wait until after the traffic abates at the driveway area so that I can continue with my travel plans, or abandon my plans altogether and reschedule them at a more suitable time. The Grassi Winery tourism and tastings will only make matters worse.

12. To dramatically illustrate this point, on the afternoon of Monday, July 13, 2015, I went out to the intersection of SCR and ST to count westbound cars. At 4:02 p.m. I started counting cars that were traveling west on SCR (coming downhill). Between 4:02 p.m. and 5:02 p.m., I counted 131 cars. An additional 36 cars came down the road at between 5:02 p.m. and 5:32 p.m. A total of 166 cars came down the SCR between the hours of 4:02 p.m. and 5:32 p.m.

13. The County of Napa has rated the SCR and ST intersection at Level of Service (LOS) F which is defined as a level of service marked by “stop and go” traffic and stoppages of long duration and vehicles at signalized intersections usually have to wait through one or more changes, and intersections may be blocked by the long queues. (See, Napa County General Plan, Circulation Element, Page CIR-15, dated June 3, 2008.

14. While counting cars at this intersection, I witnessed an “almost accident” as an impatient driver made an abrupt left turn onto southbound Silverado Trail from Soda Canyon Road, and was within feet of getting wiped out by a truck traveling northbound on Silverado Trail.

15. Again, if the use permit is issued to Grassi Winery based on its current application, it will only create more backups at the 1035 SCR Property and create safety problems for all residents at the vicinity of these properties. There are a number of vineyards and wineries up the SCR canyon and county traffic studies that I have reviewed do indicate that the traffic at the intersection of SCR and ST, will only get worse.

16. Additional planned wineries within a quarter mile of the intersection of SCR and the Silverado Trail will only worsen the traffic conditions at that intersection. The Corona Winery which has not yet been built but approved will add an additional 16,988 trips per year. Sam Jasper Winery at 4059 Silverado Trail will add another 8,870 tourist vehicle trips. The Beau Vigne at 4057 Silverado Trail will contribute 5,820 trips per year (see, Attachment No. 1). The Grassi Winery at 1060 Soda Canyon Road will increase traffic by 3,795 trips per year. And finally, the Reynolds Winery at 3266 Silverado Trail will add in excess of 15,178 vehicle trips a year. If all these wineries come on line in the next two years as planned, including Mountain Peak Winery, the total additional vehicle trips will exceed 111,149 vehicle trips per year or an increase of 120%. There is little doubt that this additional traffic when added to the tourist traffic from all these wineries, will degrade the traffic flow at SCR and the Silverado Trail and impact the quality of life of the residents surrounding the Grassi Winery and the SCR/Silverado Trail intersection. Already Napa, in 2013, ranked as the second worst traffic venue in all 58 California counties as it relates to total fatal accidents and injuries. And Napa is the 7th worst in California in 2013 when it comes to alcohol involved incidents.

17. Finally, it bears mentioning that information obtained from the Department of California Highway Patrol, Data Warehouse, Incident Details Reports, from January 1, 2013 to April 11, 2016 highlights 36 incident reports at or near Soda Canyon Road. See, Attachment 2. Here is the list of incidents that are material:

Total Number of Incidents

36

Number of 2 car collisions: 8

Number of 1 car collisions (i.e. into tree, ditch, pole, etc.): 10

Traffic Hazards: 2

Reckless Driving: 3

Animal in Roadway: 1

Driving Under the Influence: 7

2 Car Speed Contest: 1

Fire: 1

Semi-Trucks Stalls/Accidents: 2

Unidentified: 1

Daytime Incidents (7am-6pm): 22

Nighttime Incidents (6pm-6am): 14

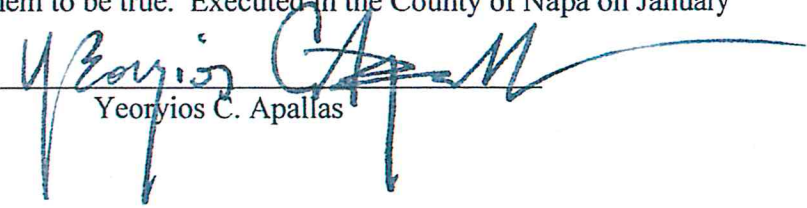
18. In just over 3 years, the above described 36 incidents took place either on Soda Canyon Road or at the intersection of Silverado Trail and Soda Canyon Road. Of particular note are the 18 total one and two car collisions, the 3 reports of reckless driving, the 2 semi-truck related incidents, and most importantly, the 7 driving under the influence reports. Incident number 140910GG01108 is also worthy of special attention because on September 9, 2014 at the height of the 2014 harvest season, it involved a semi-truck that overturned on the steepest part of the hill (around mile 4.5 of Soda Canyon road – below the proposed Mountain Peak Winery site) and blocked **ALL** ingress and egress to every property above that point for more than 5 hours and two tow trucks to remove it.¹ Had that truck started a wildfire, which can and does happen, or had there been an emergency incident above that location, ALL persons above that point would have been trapped. Again, this is just a sampling because it does not include the Sheriff's reports for Soda Canyon Road during the same period, but it certainly provides some insight as the type of accidents that regularly occur on or near Soda Canyon Road.

19. It is also worth mentioning that (on information and belief) Mr. and Mrs. Grassi have and may be continuing jazzercise and yoga classes on the subject property. This is not a permitted use in the AP zoning. I strongly recommend that if the PU permit is granted that it contain an additional condition to the effect that “no other commercial activities are permitted on the Grassi property other than those permitted activities as expressed in the conditions approved by the PC”.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct except as to those matters that are stated on information and belief and

¹ Here is what the Incident Report had to say: “1179- Traffic collision. Large semi truck on its side, white cab, single trailer, blocking the middle of the road, roadway is completely blocked, unable to get traffic by. Rear axel [sic] completely separated from the truck. Driver left vehicle, found at 2600 Soda Canyon Road on side of roadway with other people, has a broken shoulder. CalFire requested, heavy tow. Roadway may be blocked few hours. Soda Canyon Road 2 miles north of Soda Springs Road closed due to collision. First tow truck now hanging over cliff; trying to recover their own truck. Second tow company (Ramirez Tow) doing recovery on vehicle.”

as to those matters I believe them to be true. Executed in the County of Napa on January
31, 2017.


Yeoryios C. Apallas

Spotlight on new Napa County Farm Bureau board member



(Note – As of July, 2016 NCFB has six new members on our 18-member board - Yeoryios Apallas, Domenick Bianco, Mary Sue Frediani, Chris Hyde, Don Munk, and Kara Taddei; all will be introduced in coming issues).

Director's name: YEORYIOS C. APALLAS

Current professional information and information about Director's role with NCFB (interests, committees, volunteerism, events, etc.): Yeoryios has practiced law since 1972 and remains active in legal matters. He specializes in business and fiduciary litigation. During his 44-year career, Yeoryios served as a senior assistant attorney general, as special counsel to the Office of the Governor, and as a vice president and general counsel for Pabst Brewing Company and its related breweries. He continues to serve as a director to nonprofit and for-profit organizations. As an NCFB board member, he plans to use his special skills in corporate governance, land use planning, and nonprofit fiduciary standards as needed to serve the NCFB board and membership.

Director's major community activities: Yeoryios currently serves as president and trustee to a Bay Area nonprofit corporation. He also recently served as a court expert on fiduciary law in a multimillion-dollar lawsuit in San Francisco. From time to time, Yeoryios appears before the Napa County Planning Commission, the Board of Supervisors, and the Napa City Council and offers his views on land use planning issues regarding non-agricultural development and uses in the AP and AW zones of the county. As a private citizen, he has also participated in the recent APAC hearings and commented on various recommendations regarding amendments to the WDO.

Director's additional civic, philanthropic, political and/or professional activities, past and present: Much of Yeoryios' time is spent managing his 20-acre property and vineyard (www.sodacreekvineyards.com) on the Silverado Trail and raising chickens, sheep and goats. In addition, he does pro bono legal work for various at-risk members of the Napa community. He participates, on an as-needed basis, in a number of nonprofit organizations that are focused on preserving the vitality of Napa's robust and diverse agricultural community. He is a member of the Napa Valley Grapegrowers and serves as a new board member to the Napa County Farm Bureau. He has served as a board

member to the UC Davis Law School Alumni Association, as chief counsel to S & P Company, a real estate investment company, as a Senior Assistant Attorney General to the California Department of Justice, as Special Counsel to Governor Gray Davis and as counsel to the Kalmanovitz Charitable Foundation. Previous experience includes service as a director of Eton Corporation, chairman of the Novato Planning Commission, and a director of the Marin County Federation of Homeowners' Associations.

Director's educational background, including degrees: Yeoryios received his B.A. degree from Pomona College in Claremont, California, and his Juris Doctorate degree from UC Davis (King Hall) School of Law. He has completed numerous and varied courses in business and tax planning and has participated in the incorporation of and counsel to several California nonprofit corporations.

Director's family information - partner or children if any, place of birth, where the Director grew up, etc.: Yeoryios was born and raised in the village of Pylea, Greece. He, his mother, and his sister came by boat to the United States in 1958 to join his father, who had moved to the U.S. in 1956. Yeoryios spent many of his early years in the U.S. supplementing the family's meager income by shining shoes and selling flowers. He loves to tell the story of how he, through his entrepreneurial spirit, had earned more money than his mother and father, combined. But that was not hard to do. His parents earned a total of just two dollars per day. Optimism, street smarts, and hard work helped Yeoryios to realize the American Dream. Now, Yeoryios' life has taken him in a circle—from a young Greek boy who helped grow, harvest, and make wine in his village, to a senior citizen in the Napa Valley who still grows, harvests, and makes wine for personal consumption. The rest of the crop he sells to Napa Valley wineries.

Yeoryios lives on the Silverado Trail with his wife, his two sons, his daughter-in-law, and one grandson. His oldest child, a daughter, lives in Carlsbad, California, with her husband.

Interests, hobbies, or any other information:

Yeoryios and his wife Nancy love to travel the world. They have visited numerous countries together, including Greece (of course), the Greek islands, Turkey, Italy, Spain, France, Germany, Switzerland, New Zealand, China, Russia, and Finland. God and health willing, they intend to continue their peripatetic life.

Winery Visitation from Current and Future Wineries on Soda Canyon Road & Intersection w/ Silverado Trail

Name	Status	County Approval Date	Has Cave	Cave Size (sf)	Production (Gallons)	Type of Tours, Tastings	Daily Visitation (Ppl/Day)	Daily Visitation (Ppl/Week)	Daily Visitation (Ppl/Year)	Marketing Visitation (Events/Year)	Marketing Visitation (Ppl/Year)	TOTAL Annual Visitation
Producing Wineries: ACCESSED BY SODA CANYON RD												
ANTICA NAPA VALLEY 3700 Soda Canyon Road	PROD	1987	x	36,000	450,000	PVT	20	100	5,200	-	-	5,200
ASTRALE E TERRA/MEADOWROCK WINERY 3148 Soda Canyon Road	PROD	1988		-	20,000	TST APPT	-	1	52	-	-	52
LA VALLETTE WINERY Soda Canyon Road	UNKNWN	1988		-	20,000	TST APPT	-	-	-	-	-	-
ROY ESTATE VINEYARDS 1220 Soda Canyon Road	APVD	2002	x	6,500	12,000	APPT	10	40	2,080	12	630	2,710
THE CAVES AT SODA CANYON 2275 Soda Canyon Road	PROD	2006	x	16,000	30,000	APPT	20	70	3,640	18	1,320	4,960
V-12 WINERY 2001 Soda Canyon Road	APVD	2009	x	7,000	22,500	APPT	16	36	1,872	5	300	2,172
WHITE ROCK VINEYARDS 1115 Loma Vista Drive	PROD	1987	x	6,000	20,000	TST APPT	2	10	520	-	-	520
Total Existing Winery Visitors on/accessed by Soda Canyon Road												15,614
Producing Wineries: ON SILV. TR. At Intersect. w/ SCR												
REYNOLDS FAMILY WINERY (Existing) 3266 Silverado Trail	PROD	2000		-	20,000	APPT	10	70	3,640	3	100	3,740
BLACK STALLION WINERY 4089 Silverado Trail	PROD	1985		-	100,000	PUB	50	350	18,200	-	-	18,200
Total Existing Winery Visitors on Silverado Trail at Intersection w/ Soda Canyon Road												21,940
Pending Approval: ACCESSED BY SODA CANYON RD												
GRASSI FAMILY WINERY 1044 Soda Canyon Road	PEND				25,000	APPT	12	70	3,640	3	155	3,795
MOUNTAIN PEAK WINERY 3265 Soda Canyon Road	PEND		x	33,424	100,000	APPT	80	320	16,640	78	1,846	18,486
RELIC WINERY (Pending ABC Approval) 2400 Soda Canyon Road	PEND	2010	x	2,458	20,000	APPT	20	*	4,180	11	278	4,458
Total Pending Winery Visitors on/accessed by Soda Canyon Road												26,739
Pending Approval: ON SILV. TR. At Intersect. w/ SCR												
BEAU VIGNE WINERY 4057 Silverado Trail	PEND				14,000	APPT	15	105	5,460	14	360	5,820
CORONA WINERY 3165 Silverado Trail	PEND				100,000	APPT	48	336	17,472	80	2,428	16,988
REYNOLDS FAMILY WINERY (Expansion of Existing) 3260 Silverado Trail	PEND				40,000	APPT	40	280	14,560	10	618	15,178
SAM JASPER WINERY 4059 Silverado Trail	PEND				20,000	APPT	25	160	8,320	23	550	8,870
Total Pending Winery Visitors on Silverado Trail at Intersection w/ Soda Canyon Road												46,856
Subtotal EXISTING WINERY VISITORS at/near Intersection of Silverado Tr. & Soda Canyon Rd.												37,554
Subtotal PROPOSED WINERY VISITORS at/near Intersection of Silverado Tr. & Soda Canyon Rd.												73,595
GRAND TOTAL ANNUAL WINERY VISITORS at Intersection of Soda Canyon & Silverado Trail IF ALL PERMITS APPROVED												111,149
Increase from Existing Traffic to Future Total if All Approved (as a percentage)												196%

Key

APVD: Approved Winery, NOT producing

PEND: Winery pending approval

PROD: Active winery

UNKNWN: Status unknown, needs follow-up

Key

APPT: By appointment only

NO: No tours, no tasting

PUB: Open to public, no appointment necessary

PVT: Private

TST APPT: Tasting by appointment only

Date: July 15, 2016
Data Compiled by: Amber Manfree, PhD
Source: Napa County Winery Database & Napa County Documents

California Highway Patrol (CHP) Incident Report Summary (1/21/13 to 4/11/16)

Date	Incident #	Incident Description	Location of Incident	Time of Day	Duration of Incident
1/21/2013	1301216G00952	1182 - 2 vehicle traffic collision, non-injury. White Chevy truck TCD into side of mountain, blocking road. Vehicle is not driveable. Tow required.	Soda Canyon Road at mile marker 2.	12:29 PM	58 minutes
4/8/2013	130408GG02563	1179 - 2 vehicle traffic collision, injury. Person hospitalized at Queen of the Valley for major injuries. Tow required.	Soda Canyon Road, 300 yards from Silverado Trail.	7:16 PM	2 hours 24 minutes
5/26/2013	130526GG03104	1182 - Traffic collision, non-injury. Toyota Prius partially blocking road. Two women were trying to turn around and ran off the roadway. Woman standing on Soda Canyon flagging down vehicles.	Soda Canyon Road at intersection with Soda Springs Road.	10:12 PM	2 hours, 26 minutes
7/3/2013	130703GG00933	1181 - Traffic collision, minor injuries. Xray on Moped vs. side of roadway. Xray in/out of consciousness.	2750 Soda Canyon Road.	11:35 AM	24 minutes
8/16/2013	130816GG00929	1182 - 2 vehicle traffic collision, non-injury. Air bags deployed, toyota corolla vs. truck, blocking lanes on silverado trail, damage to front end of vehicle.	Soda Canyon Road at intersection with Silverado Trail.	9:24 AM	49 minutes
10/16/2013	131016GG04142	1182 - 2 vehicle traffic collision, non-injury. 2 tires blown out on hill; trying to reverse; possibly trying to leave. Involved party told other driver not to call 911. Vehicle 1/4 mile up from fire station, vehicle reversed and pulled into ditch on roadway.	Soda Canyon Road at intersection with Silverado Trail.	2:18 PM	45 minutes
10/21/2013	131021GG00603	1182 - 2 vehicle traffic collision, non-injury. Blocking roadway. Tow required.	Soda Canyon Road at intersection with Silverado Trail.	7:59 AM	40 minutes
11/24/2013	131124GG02387	1182 - Traffic collision, non-injury. Car on side of road.	Soda Canyon Road, 1/2 mile from Loma Vista.	5:30 PM	33 minutes
12/17/2013	131217GG03587	1182 - Traffic collision, non-injury. PGE guide wire down, NW corner, not live.	Soda Canyon Road at intersection with Silverado Trail.	10:19 PM	1 hour, 38 minutes
1/10/2014	140110GG02717	1182 - Traffic collision, non-injury. BMW vs PGE pole, airbags deployed, rear wheel took off, unable to move vehicle off roadway.	Soda Canyon Road at intersection with Silverado Trail.	5:53 PM	2 hours, 57 minutes
9/10/2014	140910GG01108	1179 - Traffic collision. Large semi truck on its side, white cab, single trailer, blocking the middle of the road, roadway is completely blocked, unable to get traffic by. Rear axle completely separated from the truck. Driver left vehicle, found at 2600 Soda Canyon Road on side of roadway with other people, has a broken shoulder. CalFire requested, heavy tow. Roadway may be blocked few hours. Soda Canyon Road 2 miles north of Soda Springs Road closed due to collision. First tow truck now hanging over cliff; trying to recover their own truck. Second tow company (Ramirez Tow) doing recovery on vehicle.	Soda Canyon Road at 2600 block.	9:55 AM	5 hours, 11 minutes.
3/17/2015	150317GG00614	1179 - Traffic collision. White Nissan Pathfinder vs tree. Vehicle is off the roadway, into bushes. Tow required. Driver hospitalized.	Northbound Silverado Trail at Soda Canyon Road.	7:09 AM	1 hour, 40 minutes
3/28/2015	150328GG03563	1182 - Traffic collision, non-injury. Driver/vehicle gone on arrival. Vehicle off road in a creek. 2-3 people walking toward paved road.	3030 Soda Canyon Road, bridge area on the dirt road 200 yards down the dirt road.	7:25 PM	1 hour, 44 minutes
4/12/2015	150412GG03602	1125 - Traffic Hazard, 4x4 Quad on street at night, subject arrested for possession of guns and shot guns.	Soda Canyon Road (exact location not specified).	8:34 PM	7 minutes
4/15/2015	150415GG01631	1183 - Traffic collision, unknown injury. Possible diabetic shock. Small compact dark vehicle parked just before Stagecoach gate. Owner of vehicle being transported to Queen of the Valley hospital. Tow required. Driver cited for 14601(1)(A), vehicle was impounded per 14602.	3555 Soda Canyon Road near Stagecoach Vineyards (on dirt road).	1:07 PM	4 hours, 40 minutes
4/20/2015	150420GG00631	1125A - Animal Hazard, deer in roadway.	Silverado Trail at Soda Canyon Road.	7:39 AM	1 hour, 6 minutes
4/24/2015	150424GG03930	23103 - Reckless Driving, male on Awheel drive vehicle almost hit dogs while man was out walking his dog.	Soda Canyon Road at Silverado Trail.	9:21 PM	29 minutes

4/26/2015	1504266G01524	1183 - Traffic collision, unknown injury. White Acura vs Gray truck, blocking roadway. Driver advised he is driving and not from the area.	2368 Soda Canyon Road (Intersection with Soda Springs Road).	12:04 PM	32 minutes
6/6/2015	1506066G03306	23152 - Driving Under Influence, driving on roadside, over double yellow lines, erratic speeds.	2900 Block Silverado Trail/Soda Canyon Road.	6:32 PM	7 minutes
6/28/2015	1506286G00038	(no description)	Silverado Trail at Soda Canyon Road.	9:26 AM	40 minutes
7/6/2015	1507066G04037	23013 - Reckless Driving, male on 4x4 Quad driving towards Soda Canyon Store; Tweaker that is squatting on Soda Canyon property; Has been arrested multiple times; occasionally possesses shotgun.	1200 Block Soda Canyon Road.	8:45 PM	12 minutes
7/7/2015	1507076G02214	23103 - Reckless Driving, gray Ford, vehicle weaving	Silverado Trail at Soda Canyon Road.	2:55 PM	4 minutes
7/15/2015	1507156G02473	23152 - Driving Under Influence, white Ford Explorer, unable to maintain.	Silverado Trail at Soda Canyon Road.	2:59 PM	20 minutes
8/29/2015	1508296G04545	Changed from 1183 Traffic Collision to 1015X-Ray - Arrest in custody; Vehicle found off the roadway.	1200 Block Soda Canyon Road.	9:38 PM	1 hour 53 minutes
9/7/2015	1509076G02368	23109 - Speed Contest; Lime Green Sedan vs. Black older Sedan; 90 mph	NB on Soda Canyon Road at Silverado Trail.	3:35 PM	7 minutes
9/17/2015	1509176G03723	23152 - Driving Under Influence; Black Mustang unable to Maintain; Citizen advised to not follow.	2368 Soda Canyon Road.	8:36 PM	13 minutes
10/3/2015	1510036G03037	23152 - Driving Under Influence; White Mazda Miata Weaving; Erratic speeds; Pulling into Van Der Heyden Winery.	Silverado Trail at Soda Canyon Road.	5:06 PM	10 minutes
10/24/2015	1510246G01564	1125 - Traffic Hazard; Lots of vans in area for event; Relay race in area; People congregating in middle of roadway; Man is getting married later today and expects approx. 300 people heading up road; Concerned about safety if road blocked.	Soda Canyon Road at Silverado Trail.	10:59 AM	9 minutes
11/14/2015	1511146G02581	23152 - Driving Under Influence; white limo, erratic braking, erratic speeds between 30-55mph.	Silverado Trail at Soda Canyon Road.	3:45 PM	20 minutes
11/26/2015	1511266G01343	23152 - Driving Under Influence; unable to maintain lane, erratic braking.	Silverado Trail at Soda Canyon Road.	11:39 PM	17 minutes
12/19/2015	1512196G03730	23152 - Driving Under Influence; White Toyota or Nissan; Swerving; Driving into Oncoming Traffic.	Silverado Trail at Soda Canyon Road.	7:32 PM	18 minutes
12/28/2015	1512286G01007	FIRE - Report of fire; Saw gray smoke coming, negative flames; couple of burn piles; construction.	Soda Canyon at Soda Springs Road.	10:55 AM	33 minutes
1/6/2016	1601066G03274	1183 - Traffic Collision; Vehicle on left hand side of creek off roadway, 2 males involved; Nissan Sentra on its roof; Napa Valley Tow called.	Soda Canyon Road - 2 miles east of Silverado Trail (past the bridge).	7:17 PM	1 hour, 3 minutes
1/18/2016	1601186G03228	1125 - Traffic Hazard; Semit Truck; Trailer partly blocking right lane around blind corner; Truck headed northbound on Soda Canyon.	Soda Canyon Road at Silverado Trail.	6:20 PM	44 minutes
4/6/2016	1604066G01308	23103 - Reckless Driving; white Chevy Impala all over roadway; Almost went off roadway.	Silverado Trail at Soda Canyon Road.	10:50 AM	3 minutes
4/11/2016	1604116G02790	1179 - Traffic Collision; 1141 En Route; 2 vehicle collision; 1 party trapped; Fire Dept. en route for extrication; 1 part injured; AT&T Towing en route.	Soda Canyon Road at Silverado Trail.	5:23 PM	1 hour 10 minutes
Source: Department of California Highway Patrol, Data Warehouse, Incident Details Reports					

Winery Visitation from Current and Future Wineries on Soda Canyon Road & Intersection w/ Silverado Trail

Name	Status	County Approval Date	Has Cave	Cave Size (sf)	Production (Gallons)	Type of Tours, Tastings	Daily Visitation (Ppl/Day)	Daily Visitation (Ppl/Week)	Daily Visitation (Ppl/Year)	Marketing Visitation (Events/Year)	Marketing Visitation (Ppl/Year)	TOTAL Annual Visitation
Producing Wineries: ACCESSED BY SODA CANYON RD												
ANTICA NAPA VALLEY 3700 Soda Canyon Road	PROD	1987	x	36,000	450,000	PVT	20	100	5,200	-	-	5,200
ASTRALE E TERRA/MEADOWROCK WINERY 3148 Soda Canyon Road	PROD	1988		-	20,000	TST APPT	-	1	52	-	-	52
LA VALLETTE WINERY Soda Canyon Road	UNKNWN	1988		-	20,000	TST APPT	-	-	-	-	-	-
ROY ESTATE VINEYARDS 1220 Soda Canyon Road	APVD	2002	x	6,500	12,000	APPT	10	40	2,080	12	630	2,710
THE CAVES AT SODA CANYON 2275 Soda Canyon Road	PROD	2006	x	16,000	30,000	APPT	20	70	3,640	18	1,320	4,960
V-12 WINERY 2001 Soda Canyon Road	APVD	2009	x	7,000	22,500	APPT	16	36	1,872	5	300	2,172
WHITE ROCK VINEYARDS 1115 Loma Vista Drive	PROD	1987	x	6,000	20,000	TST APPT	2	10	520	-	-	520
Total Existing Winery Visitors on/accessed by Soda Canyon Road												15,614
Producing Wineries: ON SILV. TR. At Intersct. w/ SCR												
REYNOLDS FAMILY WINERY (Existing) 3266 Silverado Trail	PROD	2000		-	20,000	APPT	10	70	3,640	3	100	3,740
BLACK STALLION WINERY 4089 Silverado Trail	PROD	1985		-	100,000	PUB	50	350	18,200	-	-	18,200
Total Existing Winery Visitors on Silverado Trail at Intersection w/ Soda Canyon Road												21,940
Pending Approval: ACCESSED BY SODA CANYON RD												
GRASSI FAMILY WINERY 1044 Soda Canyon Road	PEND				25,000	APPT	12	70	3,640	3	155	3,795
MOUNTAIN PEAK WINERY 3265 Soda Canyon Road	PEND		x	33,424	100,000	APPT	80	320	16,640	78	1,846	18,486
RELIC WINERY (Pending ABC Approval) 2400 Soda Canyon Road	PEND	2010	x	2,458	20,000	APPT	20	*	4,180	11	278	4,458
Total Pending Winery Visitors on/accessed by Soda Canyon Road												26,739
Pending Approval: ON SILV. TR. At Intersct. w/ SCR												
BEAU VIGNE WINERY 4057 Silverado Trail	PEND				14,000	APPT	15	105	5,460	14	360	5,820
CORONA WINERY 3165 Silverado Trail	PEND				100,000	APPT	48	336	17,472	80	2,428	16,988
REYNOLDS FAMILY WINERY (Expansion of Existing) 3260 Silverado Trail	PEND				40,000	APPT	40	280	14,560	10	618	15,178
SAM JASPER WINERY 4059 Silverado Trail	PEND				20,000	APPT	25	160	8,320	23	550	8,870
Total Pending Winery Visitors on Silverado Trail at Intersection w/ Soda Canyon Road												46,856
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