

**From:** Warren Bowers warren@brucetuckerconstruction.com  
**Subject:** RE: Property on Soscol and Silverado Trail  
**Date:** March 9, 2023 at 7:58 AM  
**To:** Vincent Smith vsmith@cityofnapa.org, Jason T. Janes Jason@BruceTuckerConstruction.com  
**Cc:** Karen Schoenfeld 1000sodacanyon@gmail.com



Vin –

Thank you very much for this follow up e mail

Brings great clarity to things moving forward

Thank you again  
Warren Bowers

PS – Jason Williams and his staff are a pleasure to deal with

**From:** Vincent Smith <vsmith@cityofnapa.org>  
**Sent:** Wednesday, March 8, 2023 4:56 PM  
**To:** Warren Bowers <Warren@BruceTuckerConstruction.com>  
**Subject:** Property on Soscol and Silverado Trail

Warren,

Based on my research and conversations with the Public Works Department, the section of roadway originally planned to be constructed connecting Silverado Trail with Soscol Ave. across your family-owned property is not planned. This improvement is not within the Circulation Element of the recently adopted General Plan, nor is it on any future-looking Capital Improvement Program. Also, given the relatively low benefit as compared to the relatively high per-linear foot cost of this improvement, it is improbable to happen at all. Keep in mind this is no guarantee that this section of roadway will never be improved; however, it is highly unlikely that funds will be put towards rethinking this connection over the expansive list of other needed roadway improvements in the City.

I hope this helps you and your family consider your next decisions with regard to this property.

Best,



**Vin Smith**  
**Community Development Director**

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