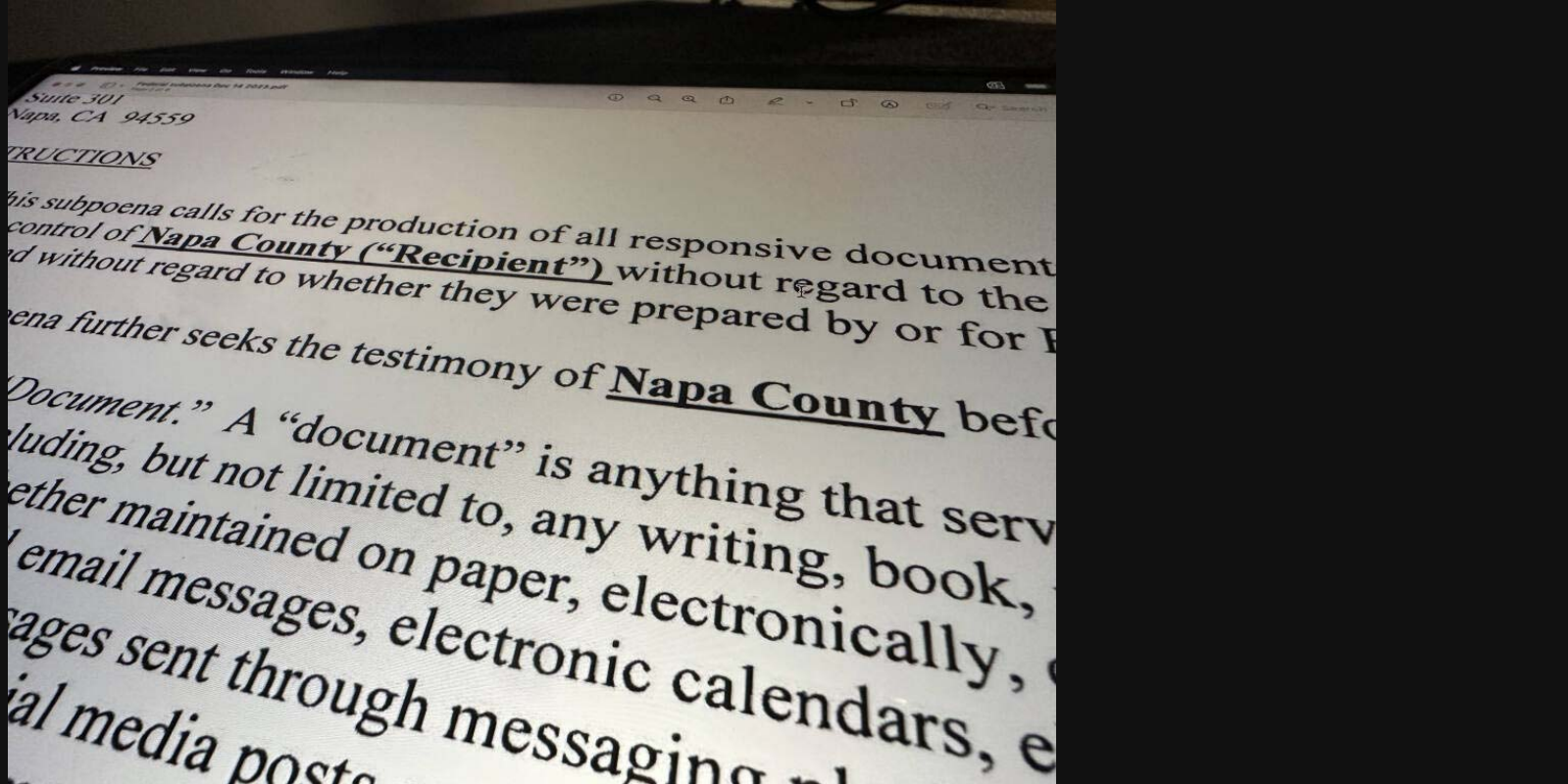


Subpoenas show feds probing controversial Napa County land deal, airport redevelopment

Investigators are seeking documents in connection with a land deal among other things. | 2



Federal investigators issued subpoenas to Napa County demanding information connected to 40 individuals and companies, among others.

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Federal subpoenas obtained by The Press Democrat on Friday show investigators are seeking information and documents in connection with a controversial Napa County land deal, the airport’s redevelopment and 40 other individuals and companies.

According to three subpoenas, investigators with the FBI and U.S. Department of Justice’s Antitrust Division are seeking material related to the Upper Valley Waste Management Agency, the Napa County Airport redevelopment and documents entangled in a contentious land deal involving the family of Napa County Supervisor Alfredo Pedroza.

READ [the subpoenas here](#)

The county acknowledged in early January that federal investigators had contacted the county in order to gather information connected to the waste management agency, but officials said they were told by the DOJ not to share additional details at the time.

A joint-powers authority composed of Napa County, St. Helena, Yountville and Calistoga is responsible for overseeing Upvalley waste management services, which includes the Clover Flat landfill. The landfill has been the source of [a number of recent environmental and worker complaints](#).

Each subpoena commands county officials to testify before a grand jury at various dates in January and this month, the next of which is slated for Feb. 14 in U.S. District Court in San Francisco, and to submit specific documents to investigators.

Documents requested
According to federal subpoenas, the FBI requested documents from the county related to:
1. Road pavement projects in Atlas Peak region of Napa County
2. James Peter Read
3. Circle R. Ranch, LLC
4. Rocking Ranch, LLC
5. Foss Valley Kanch, LLC
6. George Altamura Sr.
7. George Altamura Jr.
8. Altamura Enterprises
9. George Altamura Jr. LLC
10. Craig Hall
11. Kathryn Hall
12. Hall Brambletree Associates Ltd.
13. Hall Wines LLC
14. Vinedos AP, LLC
15. Esteban Llamas

16. Charles J. Wagner, aka Chuck Wagner
17. Charles F. Wagner, aka Charlie Wagner
18. Caymus Vineyards
19. Caymus-Suisun Winery LLC
20. Mer et Soleil LLC
21. Terrence McGrath
22. McGrath Properties Inc.
23. American Canyon LLC
24. Jayson Woodbridge
25. Hundred Acre Winery
26. Grant Long Jr.
27. Aonair Wine
28. Reverie I
29. Darioush Winery
30. Darioush Khaledi
31. Alpha Omega Winery
32. Robin Baggett
33. Bloodlines Vineyards
34. David "Dave" Phinney
35. Antica Napa Valley
36. Glenn Salva
37. Antinori Napa Valley
38. Antinori California, Inc.
39. Pacific Hospitality Group Ventures
40. Meritage Resort

One subpoena, addressed to Napa County Public Works Director Steven Lederer, asks the county for documents dating back to Jan. 1, 2019, related to proposals, quotes or bids that the agency solicited.

It also requests communications that public works officials had with elected officials affiliated with the agency or related cities regarding waste management services.

The subpoena also ordered any documents be submitted that discuss competition among waste management in Marin, Sonoma, Napa, Yolo and Solano counties.

Another subpoena requested information regarding Vinedos Ap LLC — along with 39 others named — which Pedroza had been a member of in 2021. The entity was responsible for completing an Atlas Peak land deal next to Walt Ranch. Pedroza himself is not listed.

Walt Ranch was a controversial vineyard project that county officials had considered for years. The Land Trust of Napa County ultimately acquired the land.

The subpoena asks for documents from those 40 people and entities dating back to Jan. 1, 2016, though it doesn't identify what investigators are looking for.

Craig and Kathryn Hall, who owned Walt Ranch prior to selling to the Land Trust, are included on the list. So is Esteban Llamas, Pedroza's father-in-law, and Circle R Ranch, the entity that sold the land adjacent to Walt Ranch to the Vinedos LLC in 2021.

Napa residents filed a complaint in 2022 with the California Fair Political Practices Commission alleging Pedroza had a conflict of interest when he cast a vote in December 2021 — Pedroza wasn't a member of Vinedos by Nov. 1 that year — on an issue involving Walt Ranch.

Pedroza has previously denied a conflict of interest and the commission's investigation is still pending.

Another subpoena asked for information related to a 2022 Napa County Grand Jury report connected to the county airport's redevelopment effort. The report in question included criticism of how the county approached the redevelopment, specifically how the county used closed session meetings.

The Napa County Board of Supervisors responded in August 2022 that it had not misused such meetings.

Though, the vote to approve the board's response to the finding was 3-2, with Supervisor Belia Ramos and then-Supervisor Brad Wagenknecht voting against.

Ramos said during the meeting she agreed with the grand jury's finding.

The Napa Valley Register first reported on details of the subpoenas Thursday evening.

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