

# MAGOON ESTATE, LIMITED

P. O. BOX 258, HONOLULU, HAWAII 96809

A HAWAII CORPORATION QUALIFIED IN CALIFORNIA

March 20, 1980

Director  
Bureau of Alcohol, Tobacco and Firearms  
Research and Regulations Branch  
1200 Pennsylvania Avenue, NW  
Washington, DC 20226

Attention: Thomas Minton

Re: Application for viticultural area  
Guenoc Valley, Lake County, California

Dear Sir:

This letter is a petition for the establishment of GUENOC VALLEY as an American viticultural area, in accordance with Title 27, Code of Federal Regulations, Chapter 1, Part 4, Labeling and, in particular, section 4.25a thereof.

1. THE NAME OF THE PROPOSED VITICULTURAL AREA IS LOCALLY AND/OR NATIONALLY KNOWN AS REFERRING TO THE AREA SPECIFIED IN THE APPLICATION.

The Guenoc Valley is located in Lake County, California, about six miles east of Middletown. The valley was generally inhabited by the Pomo Indians. It was a portion of Rancho Guenoc, a land grant from the Mexican government to George Rock in 1845. When the United States surveyed the area in 1857, the name "Guenoc" was used as the name for this area, in the Field Notes of the Survey of Rancho Guenoc, by W.M. Denton, Deputy U.S. Surveyor. The names "Guenoc Rancho," "Guenoc Valley" and "Guenoc" continue to be associated with the property through their use in deeds and other pertinent legal documents.

2. HISTORICAL OR CURRENT EVIDENCE THAT THE BOUNDARIES OF THE VITICULTURAL AREA ARE AS SPECIFIED IN THE APPLICATION.

Applicant is currently planting and growing grapes in the proposed viticultural area. Applicant plans to construct a winery in the area for the purpose of making wine from grapes grown in the proposed area. Applicant's intention is to sell wine under the Guenoc Valley appellation.

There is historic evidence that Guenoc Valley was a wine grape growing region. The valley shares its rich history with Lillie Langtry. In 1888, Lillie Langtry purchased a ranch of 4,000 acres, which included much of the proposed viticultural area. An adjacent ranch, equally substantial in size, was purchased by her admirer, Frederick Gebhard. These two ranches comprise most of the Guenoc Valley. Applicant is the successor in title to these properties. There was

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a vineyard and winery in operation on Mrs. Langtry's property prior to her purchase of it. She imported a "regisseur" from Bordeaux to oversee the vineyards and the winemaking. The wines were made from grapes grown in the proposed area and marketed through normal commercial channels up to Prohibition. Mrs. Langtry recounted her stay in Guenoc Valley in her autobiography, "The Days I Knew," which was published in 1925 in Great Britain.

The viticultural area proposed includes the alluvial fan and younger terrace deposits located in Guenoc Valley and generally defined by the one thousand foot (1,000') contour line within the simplified boundaries herein proposed. The area proposed is somewhat larger than the historic grape plantings.

3. EVIDENCE RELATING TO THE GEOGRAPHICAL FEATURES (CLIMATE, SOIL, ELEVATION, PHYSICAL FEATURES, ETC.) WHICH DISTINGUISH THE VITICULTURAL FEATURES OF THE PROPOSED AREA FROM SURROUNDING AREAS.

The Guenoc Valley floor elevation varies from roughly 900 to 1000 feet above sea level. Temperatures during the growing season are suitable for viticulture, with generally warm days and cool nights. The basic features of Guenoc Valley distinguishing it from adjacent areas are the continuous and associated soil classifications, and the steep surrounding hills, which range up to 500 feet higher than the valley floors, as well as separate drainage patterns. Rainfall is less than the Middletown area to the west, and fog conditions are also generally less severe. Thus, the Guenoc Valley area is uniquely separated from all surrounding areas.

The proposed viticultural area largely consists of alluvial and younger terrace deposits, unconsolidated sand, gravel, silt and clay, which form a single contiguous unit. Sand and gravel alluvial deposits occur in thicknesses of 5 to 15 feet along the Bucksnot Creek and other large drainage ways. Thinner alluvium mixed with silt and clay is common along smaller drainage ways. Local clay, sand, and silt alluvial deposits (locally estimated thickness to 5-10 feet) occur near the base of the steep slopes merging with the residual soils above the alluvium below.

4. THE SPECIFIC BOUNDARIES OF THE VITICULTURAL AREA BASED ON FEATURES FOUND ON THE APPLICABLE U.S.G.S. MAP.

The exact area of the proposed viticultural area has been surveyed. A copy of the survey description and the geographic coordinates is attached. The descriptive boundaries of the proposed viticultural area, using landmarks and points of reference on the applicable U.S.G.S. map, are as follows:

"Starting from the southwest end of Detert Reservoir Dam to just north of Foley Reservoir No. 1, thence across McCreary Ridge and McCreary Lake to Jim Davis Peak thence to Goat Hill thence southwesterly to the foothills adjacent to the southern open areas of Guenoc Valley, thence back to Detert Reservoir Dam."

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The area so described includes the Bucksnot Creek drainage basin downstream of Detert Dam to the easterly end of Guenoc Valley. All of the above area is included in the Guenoc Ranch, and is approximately 6 miles east of Middletown, Lake County, California.

5. U.S.G.S. MAP.

The appropriate U.S.G.S. quadrangles are enclosed and have been prominently marked with the surveyed boundaries for the proposed viticultural area.

Any written requests or inquiries may be sent to me at Magoon Estate, Limited, PO Box 26062, San Francisco, California 96126. To expedite any such requests or inquiries, you may call me collect at 415-788-4034.

Copies of all written requests or inquiries and of all documents should be sent to our counsel in this matter, R. Gregory Rodeno, whose address is RUTHERFORD AND RUTHERFORD, Law Offices, 1754 Second Street, Suite A, Napa, California 94558, and whose telephone number is 707-226-3753.

Thank you for your prompt and expeditious handling of this application.

Sincerely,

MAGOON ESTATE, LIMITED



Orville T. Magoon  
Vice President

OTM:sks

Enclosures

**YOLO ENGINEERS & SURVEYORS, INC.**

WOODLAND PH. 662-4346 • DAVIS PH. 753-2515 • WEST SACTO PH. 371-7076

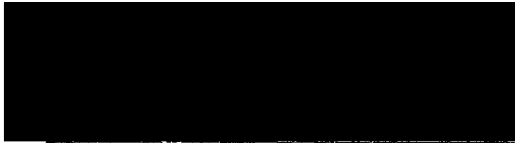
Post Office Box 1364 1216 Fortna Avenue  
WOODLAND, CALIFORNIA  
95695

January 3, 1980

DESCRIPTION OF GUENOC VALLEY VITICULTURE AREA

A portion of Guenoc Ranch, Lake County, California for:  
Magoon Estate, Ltd.  
P. O. Box 26062  
San Francisco, California 94126

Beginning at Station 20 of Denton's Survey of said Guenoc Rancho, as said Station is shown on the United States General Land Office Plat for Township 11 North, Range 6 West, M. D. B. & M. filed for record and approved by the Surveyor General's Office, San Francisco, California, on February 18, 1890, said Station being designated by said Denton as a post on the top of a Sugar Loaf Mountain, and is presently marked by a 1 1/2" Galvanized Pipe; and is herein noted as Point (1); thence from said point of beginning S. 07° 49' 34" E., 9822.57 feet to U. S. G. S. Triangulation Station "Guenoc", Point (2); thence S. 29° 14' 31" W., 10,325.08 feet, Point (3); thence S. 00° 00' W., 2,100.00 feet, Point (4); thence N. 90° 00' W., 4,150.00 feet, Point (5); thence N. 24° 23' 11" W., 16,469.36 feet, Point (6); thence N. 75° 47' 20" E., 7,943.08 feet, Point (7); and N. 60° 47' 00" E., 7,970.24 feet, to Point (1), the point of beginning of this Description, containing 4,396.3 Acres of Land.

  
John H. Roberts, L. S. 2355

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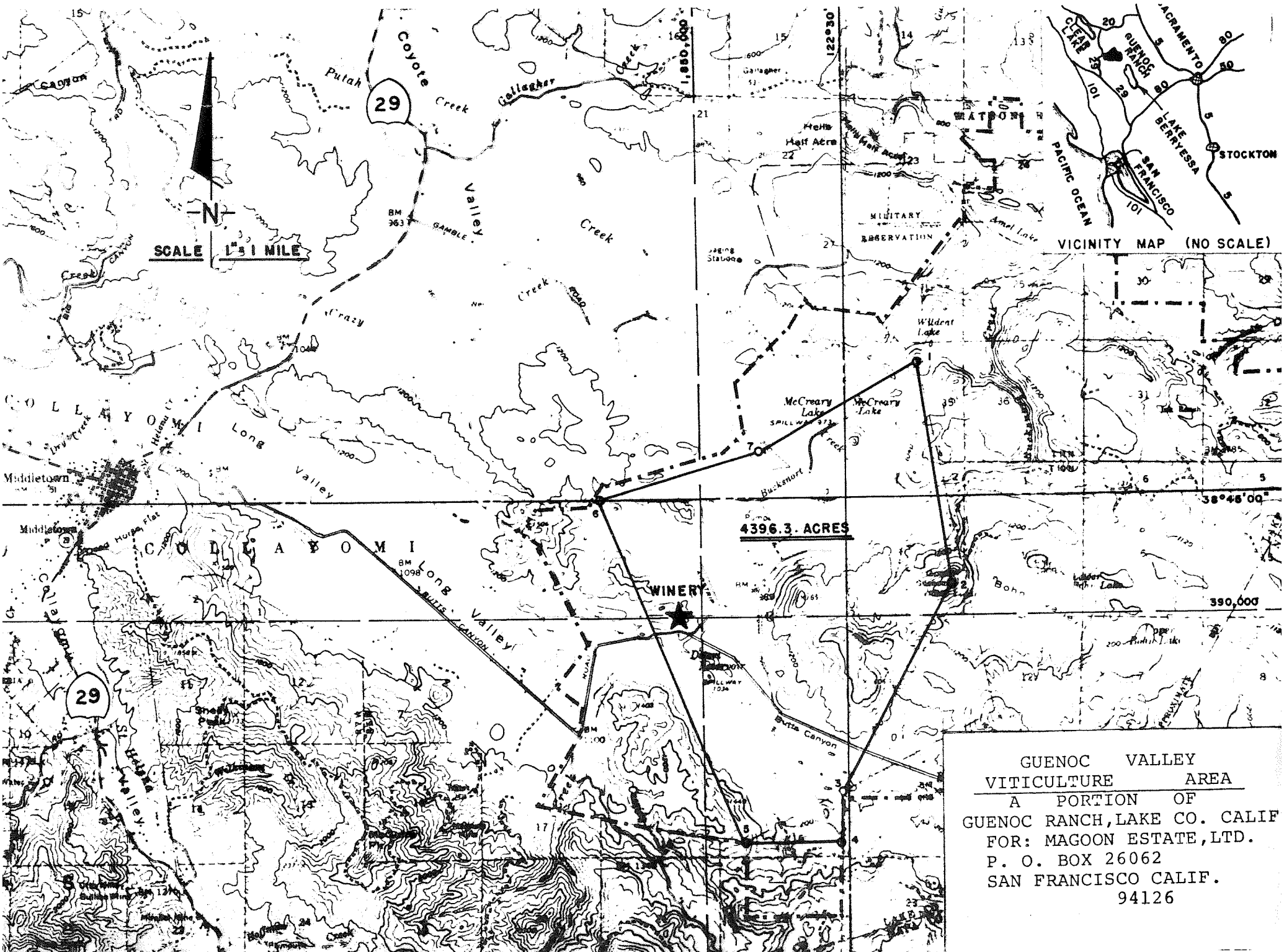
A portion of Guenoc Ranch, Lake County, California for:  
Magoon Estate, Ltd.  
P. O. Box 26062  
San Francisco, California 94126

The Geographic Coordinates of the Seven Points defining the Boundary of the above described parcel based upon the Lambert Conformal Conic Projection, California, Zone Two are as follows:

Point 1	Y= 400790.3 X= 1860656.2
Point 2	Y= 391059.3 X= 1861993.8
Point 3	Y= 382050.0 X= 1856950.0
Point 4	Y= 379950.0 X= 1856950.0
Point 5	Y= 379950.0 X= 1852800.0
Point 6	Y= 394950.0 X= 1846000.0
Point 7	Y= 396900.0 X= 1853700.0



JOHN H. ROBERTS, L. S. 2355



SCALE 1" = 1 MILE

VICINITY MAP (NO SCALE)

**4396.3 ACRES**

GUENOC VALLEY  
 VITICULTURE AREA  
 A PORTION OF  
 GUENOC RANCH, LAKE CO. CALIF  
 FOR: MAGOON ESTATE, LTD.  
 P. O. BOX 26062  
 SAN FRANCISCO CALIF.  
 94126