



A Tradition of Stewardship  
A Commitment to Service

Planning Commission Mtg.  
May 19 2021  
Agenda Item #7B

David Morrison  
Director

## MEMORANDUM

To: Planning Commission	From: Charlene Gallina, Supervising Planner
Date: May 19, 2021	Re: Benjamin Ranch Winery #P13-00371-UP Supplemental Memorandum Assessor's Parcel Nos. 030-120-016 and 030-120-017

Provided below is a Project Specific Condition that staff is recommending to be added to the proposed project to enhance the recommended condition of approval provided by the Public Works Department Memorandum (Condition #8) and in response to direction provided by the Board of Supervisors regarding not holding marketing events during PSPS events.

### 4.3 Marketing

- d. Marketing events shall not occur upon issuance of a Red Flag Warning<sup>[1]</sup> by the National Weather Service or Napa County Office of Emergency Services, or upon issuance of a Public Safety Power Shutoff (PSPS) Warning by Pacific Gas and Electric (PG&E), when such Warnings have been issued affecting any of the subject parcels of this use permit, including any parcels from which primary and secondary ingress/egress occurs. If Warnings are issued within Napa County, marketing events may take place only if the Project Parcels of this use permit are not located within the boundaries of the Warning order. If a marketing event is occurring at the time a Red Flag Warning or PSPS Warning is issued and takes effect, the event shall be terminated and all attendees and non-essential personnel shall be expeditiously directed off of the property.

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<sup>[1]</sup> Red Flag Warnings are issued for weather events that may result in extreme fire behavior that will occur within 24 hours, to alert fire departments of the onset, or possible onset, of critical weather and dry conditions that could lead to rapid or dramatic increases in wildfire activity.

Furthermore, staff has included additional correspondence provided by the Applicant on Monday responding to the request for a 90-day continuance provided by Mr. Honig, dated May 12, 2021.

Please also find attached the Frank Family's Vineyard Maps that was inadvertently left out of the Staff Report but posted on the County Website (Current Project Explorer) earlier this month as provided by the applicant.

### Attachments:

1. Applicant Correspondence
2. Frank Family Vineyard Maps

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Scott Greenwood-Meinert  
D (415) 772-5741  
sgreenwood-meinert@coblentzlaw.com

May 17, 2021

[DAyers@trccompanies.com](mailto:DAyers@trccompanies.com);  
[charlene.gallina@countyofnapa.org](mailto:charlene.gallina@countyofnapa.org)

Dana Ayers, Consulting Planner  
Charlene Gallina, Supervising Planner  
County of Napa Planning Division  
1195 Third Street, 2nd Floor  
Napa, CA 94559

Re: Frank Family Benjamin Ranch Winery Use Permit Application P13-00371-UP

Ladies:

As you know, our law firm represents Frank Family Benjamin Ranch, which is going to the Planning Commission on Wednesday, May 19th, 2021 for another Use Permit Application Hearing after your Commission continued the original hearing of September 16, 2020. This letter responds to a letter by Michael Honig of May 12, 2021 requesting a 90 day continuance of the upcoming hearing. Frank Family Vineyards opposes this request for a continuance. A continuance is not appropriate in this situation. As you will see Mr. Honig's request for a continuance lacks merit.

1. Mr. Honig's first bullet point attempts to create an issue regarding this project's projected use of Frank Family Vineyard's Larkmead Lane Winery for bottling. He also wonders about the sale of one facility or another and the effect that would have on the Benjamin Ranch winery.

Response: In the submitted Wine Production and Grape Sourcing Analysis (revised and resubmitted with all of the revised reports for this project) and in the first hearing we have been candid about Frank Family Vineyard's historic Larkmead winery having a state of the art bottling line and that presently all Frank Family Vineyard's wines are bottled there. Mr. Honig is thoroughly familiar with this project's documents, so he knows that the Larkmead facility has a permit for 565,000 gallons of production, which presently includes bottling all Frank Family Vineyard's wines. I know he is familiar with Wine Production and Grape Sourcing Analysis because he and I have discussed it in detail.

Furthermore, Mr. Honig's concern about a winery being sold is immaterial. The permit runs with the land and operations do change over time whether ownership changes or not. While bottling is currently planned for off-site at the Larkmead facility, the project should be evaluated as a stand-alone facility. And in the project's water and wastewater reports, and its Traffic Impact Study, it is evaluated that way. There is no reason in the future that the project, when built, sold

Dana Ayers/Charlene Gallina  
May 17, 2021  
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or not, could not do what hundreds of wineries in Napa Valley do, which is hire a mobile bottle line or install a bottling line on site.

2. Mr. Honig second bullet point seeks to make an issue of bottling related truck trips between the Frank Family wineries, claiming such an operation would double truck trips and therefore further analysis is necessary.

Response: The Traffic Impact Study for this project, which Mr. Honig has available to him, addresses this non-issue on page 17. As noted there, given current fruit sources and winemaking operations, the consolidation of production at Benjamin Ranch would result in fewer trips and fewer vehicle miles traveled than current operations.

3. Mr. Honig's third bullet point states that a traffic study is warranted because of the removal of the left turn lane from the project.

Response: The Traffic Impact Study contains precisely the study he requests. (See page 2, 31-32.) With the reduction in visitors proposed to your Commission last September, now clearly baked into the project materials and the Staff Report, the CalTrans left-turn lane warrant is not met. So the left-turn lane was removed from the project with the approval of Public Works and PBES staff. Furthermore, a project condition of approval required by Public Works will be the installation of a dedicated right-hand deceleration lane for southbound Silverado Trail traffic to turn onto Highway 128—a much needed improvement.

4. Mr. Honig's fourth bullet asks if the barn presently on the property is historic in nature and will the project have a negative effect on the structure that needs to be mitigated.

Response: The barn in question is not historic and it was scheduled to be demolished until Mr. Frank renovated it. Attached is the May 8, 2013 Historical Resources Report prepared by Juliana Inman, noted Napa Valley historical architecture expert, for the barn that clearly states it is not historical.

Each Planning Commissioner that visited the project site in September 2020 heard the story of this barn. It was one of many dilapidated agricultural buildings on the property when it was acquired by Frank Family Vineyards, none of which are historic in nature, and many of which are already demolished.

Mr. Frank decided to renovate this barn because he has a penchant for renovating old structures, historic or not. He may have also forgotten that the barn was going to have to be demolished in order to construct the new winery as it is within the development footprint for the new wine production building. A condition of approval for this project is that the barn will have to be demolished or moved to make way for the new winery production building.

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5. Mr. Honig's fifth bullet point ponders whether a boundary line survey should be done for the winery's new access road?

Response: The project's new winery road will be entirely on Frank Family Vineyards' property. This is obvious from the plans submitted for the project. There is an existing shared vineyard dirt road may be on Frank Family Vineyards' property and the neighbor's property. Use of this dirt road will be discontinued by Frank Family Vineyards when the new winery road is completed.

Conclusion

Mr. Honig fails to raise any reasonable justifications for a further continuance. As you can see.

Please do not grant any further continuances. We have worked diligently with PBES and Public Works over the last 8 months to address every concern raised at the September hearing or raised in the interim by Public Works and PBES staff. We went so far as to change the baseline standards for the Traffic Impact Study from an IT standard to a Vehicle Miles Traveled (VMT) standard. The project was a strong one when it came before you last September, it comes back to you even stronger. And we certainly appreciate Staff's recommendation of approval.

Thank you very much for your time and consideration.

Cordially,



Scott Greenwood-Meinert

Attachment

cc: Planning Commissioners  
Leslie Frank  
Rich Frank  
Dalene Whitlock  
Paul Bartelt

**Historic Resource Report  
And CEQA Findings**

**8 May 2013**

**Proposed Demolition  
Barn and Accessory Buildings  
Frank Family Vineyards  
8995 Conn Creek Rd., Rutherford, CA**

**Description, significance and evaluation:**

This reviewer made a site visit on 4 April 2013 to evaluate the integrity and historical significance of a barn and accessory buildings at "Frank Family Vineyards". Photographs from site visits accompany this report as Exhibit A.

The "barn" is an altered early twentieth century equipment shed with gable front design with hay doors above the center opening, and additional sliding doors on each side bay. The building has been virtually re-built and includes new board and batten siding on both sides and the rear, new eaves, new metal roof, and replaced wood on the front gable end. Approximately 15% of the wood on the front gable remains from the original structure. The overall form of the barn has not been altered. The interior framing has been completely re-built, with only a few vertical pieces of the original framing remaining.

Also on the site are two relocated structures that appear to be approximately 75-80 years old. These two cottages were moved to this site from Bothe Park in the 1950's. Both have been heavily altered.

**California Environmental Quality Act (CEQA) and integrity analysis:**

According to California Environmental Quality Act (CEQA) regulation, historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places (NR) or the California Historic Landmarks program. Historic resources included in historic resource inventories prepared according to the California State Office of Historic Preservation (SHPO) guidelines (and included in the State Inventory of Historic Resources) or designated under county or city historic landmark ordinances are presumed eligible if the designation occurred during the previous five years. Designations and surveys over five years old must be updated before their eligibility can be considered.

The California Register regulations define "integrity" as "the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance" (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic

resources in seven ways: **location, design, setting, materials, workmanship, feeling and association**. A property must retain **most** of these qualities to possess integrity.

The criteria for eligibility for listing in the National Register are virtually the same as for the California Register. To meet the National Register standards, a property must meet these same criteria, be associated with an important historic context, and retain the historic integrity of features that convey significance (National Park Service, 1991).

The barn is a remnant of the original ranch at this location. The building **retains integrity of location, and setting**, but no longer retains integrity of **design, materials, workmanship, feeling and association**. In the opinion of this evaluator, this building no longer retains integrity.

Other accessory buildings on site were moved to this location, so do not retain any qualities of integrity of **location, design, setting, materials, workmanship, feeling and association**. In the opinion of this evaluator, these buildings no longer retain integrity.

**Secretary of the Interior Standards and California Environmental Quality Act (CEQA) analysis:**

According to current CEQA regulation:

Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995). Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

**Secretary of the Interior Review:**

The County of Napa generally references compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects. Compliance with these guidelines avoids any negative impacts on the existing buildings.

According to the introduction of these standards:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility,

through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The introduction further states:

... As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

And the final introductory statement:

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Secretary of the Interior Review:**

Since the buildings do not retain integrity, The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, should not be applied to the property.

**Conclusions:**

**Due to lack of integrity for these buildings, no mitigation measures are recommended for demolition.**

**Sources:**

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. How to Apply the National Register Criteria for Evaluation Bulletin, U.S. Department of the Interior, National Park Service, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton, (1990, Revised 1997, Revised for Internet 2002).
6. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
7. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.

Page 4  
Frank Family Vineyards  
05/08/13

8. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. (1995), Weeks and Grimmer.

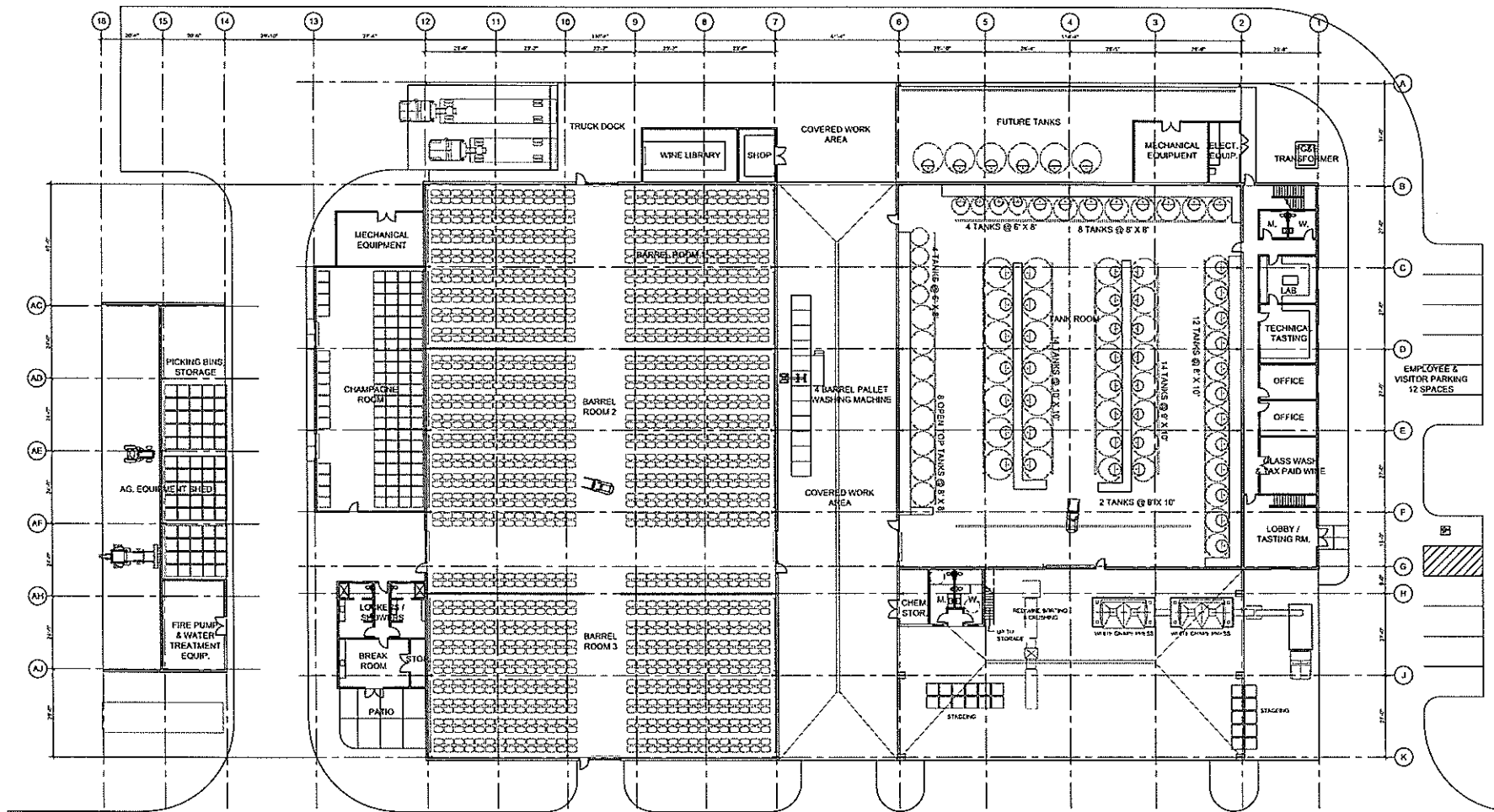
**Report by:**

A handwritten signature in black ink, appearing to read "Juliana Inman", with a long horizontal flourish extending to the right.

Juliana Inman Architect  
California Architect, license #C14760

attachment: Exhibit A, photographs





PLAN

Scale: 1/8" = 1'-0"



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 www.valleyarchitects.com

PROJECT

logo

FRANK FAMILY-  
 RUTHERFORD

WINERY

USE PERMIT

801 CHATEAU ROAD  
 ST. HELENA, CA 94557  
 415-833-1201

SHEET DESCRIPTION

OVERALL FLOOR PLAN

DATE	TT	DATE
DATE		

SHEET

A2.0

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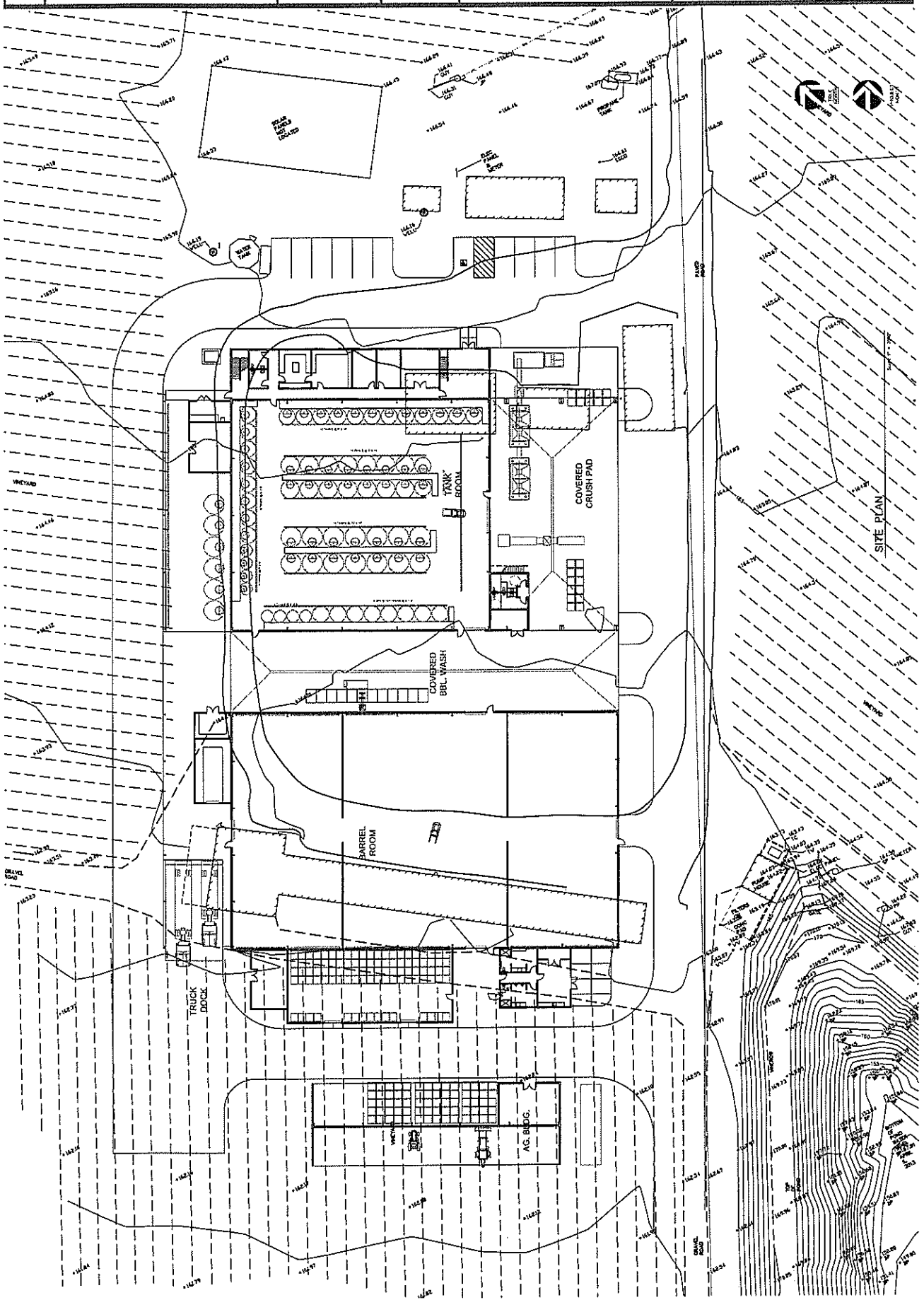
PROJECT  
 FRANK FAMILY -  
 RUTHERFORD  
 WINERY  
 1.56 ACRES (0.48 AC)

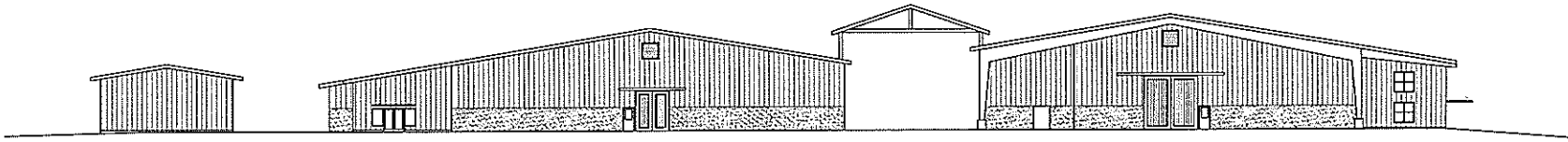
1000 CALIFORNIA ROAD  
 ST. HELENA, CA 94574  
 (707) 762-1100  
 1400 HALL ROAD AVENUE  
 ST. HELENA, CA 94574

SITE PLAN

DATE	DESCRIPTION
11/11/11	DRAPSTER
11/11/11	DRAPSTER
11/11/11	DRAPSTER

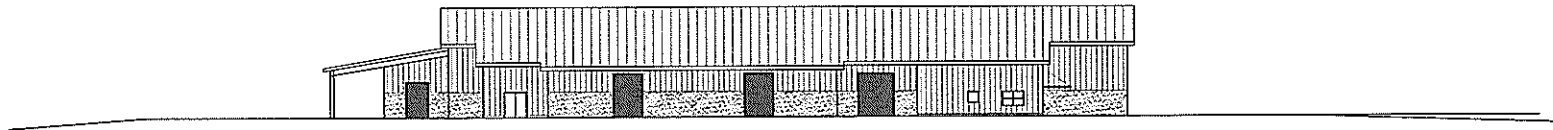
A1.1





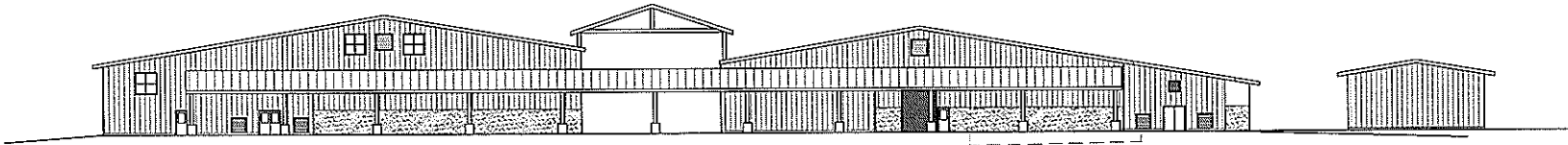
EAST ELEVATION

Scale: 1/4" = 1'-0"



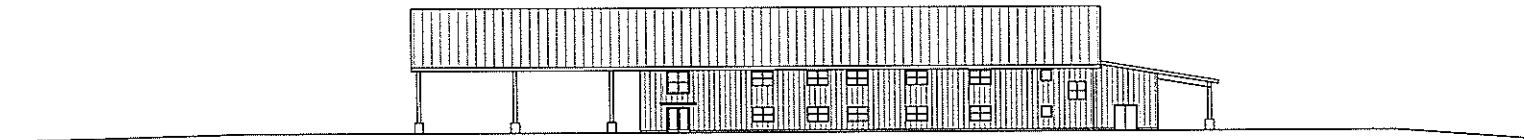
SOUTH ELEVATION

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WEST ELEVATION

Scale: 1/4" = 1'-0"



NORTH ELEVATION

Scale: 1/4" = 1'-0"

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PROJECT

FRANK FAMILY-  
RUTHERFORD

WINERY  
USE PERMIT DRAWINGS

1601 SPAN GREEN ROAD  
ST. HELENA, CA 94574  
A/N/008/2017

SHEET DESCRIPTION

EXTERIOR  
ELEVATIONS

DATE	APP/VAL	DATE

SHEET

A3.1

Proposed Scope and Fee	Principal	Architectural Historian	Cost
	\$190	\$125	
<b>1. Conduct Site Visit</b> ARG will visit the subject property to note and photograph the existing buildings on the property.	0	6	\$750
<b>2. Conduct Archival Research</b> ARG will conduct historic property research at various repositories, including, as needed, reviewing the historical information holdings of Napa County, the Napa Historical Society, and the Local History Annex at the St. Helena Public Library.	1	18	\$2,440
<b>3. Complete Draft DPR 523A and 523B Forms</b> Based on site reconnaissance and archival research, ARG will complete one State of California DPR 523A form and one 523B form for the structures on the site. These forms will include: (1) a summary of any past historic evaluations of the property; (2) a description of the architectural form and history of the property (including construction history, ownership history, and contextual history); (3) an evaluation of the property's historic significance and integrity with respect to state and local eligibility criteria; and (4) photographs of the property, including historic if available. <i>The draft forms will be submitted to the client for review.</i>	2	36	\$4,880
<b>4. Complete Final 523A and 523B forms</b> Following receipt of comments from the client on the draft DPR forms, ARG will revise the DPR forms and provide the client with the final DPR forms.	0	4	\$500
Subtotal, Task 1:	3	64	\$8,570

**Reimbursables (estimated)**

Travel	\$200
Communication/Delivery/Postage	\$25
Copying/Reproduction/Research Fees	\$100
Total estimated reimbursables:	\$325

Total Fee (Lump Sum):	\$8,895
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**Notes**

Billing will occur monthly based on percentage of work completed.

*Juliana Inman*  
ARCHITECT

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2 April 2013

Chuck Meibeyer  
1236 Spring St.  
St. Helena, CA 94574

Via email (RRR) to: Meibeyerlaw@aol.com

Re: Wood Ranch Consultation  
Rutherford, CA

Dear Chuck:

Thank you for the opportunity to provide this proposal for consulting services on historical resource issues for the Wood Ranch site.

My hourly consulting fee is \$125.00 per hour. A retainer of \$500.00 will be charged on execution of this letter form of agreement and credited to the last monthly billing. Based on current potential scope of services, I expect to spend 8-12 hours on initial consultation for resource evaluation, California Environmental Quality Act (CEQA) compliance and Napa County planning review for the proposed project.

**Scope of Services:**

**1. Basic Services :**

- ▲ site visit
- ▲ review of concept plan
- ▲ photo documentation of the site for reports to the County
- ▲ review of Use Permit (UP) documents as required
- ▲ Secretary of the Interior's Standards evaluation and CEQA report on UP document phase, if required
- ▲ review of Construction Documents, if required

**2. If there are any changes in scope** or additional services required for completion of the project, these changes will be submitted in writing for approval by the Owner. I can begin work immediately.

**3. Reimbursable Expenses:**

The Client will reimburse the Architect for all Printing and Camera/Reproduction costs incurred in the direct development of this project.

**4. Payment Terms:**

Invoices for Architectural Services will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoice shall be considered PAST DUE if not paid within 30 days after the invoice date and the Architect may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

**5. Limitation of Liability:**

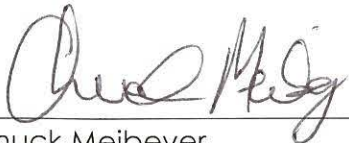
The Client agrees to limit the Architect's liability on the project such that the total liability of the Architect will not exceed Juliana Inman's compensation for the project.

**6. Termination of Agreement:**

The agreement may be terminated by either party upon written notice. The Client agrees that Juliana Inman, Architect will be compensated for services performed to the termination date.

If this proposal for hourly consulting services is acceptable, please sign and retain one copy of this Letter of Agreement and return one copy to me by fax, mail or email.

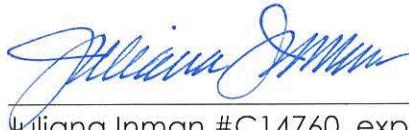
I look forward to completing this project with you.



\_\_\_\_\_  
Chuck Meibeyer

4-4-13

\_\_\_\_\_  
Date



\_\_\_\_\_  
Juliana Inman #C14760, exp.9/30/13

4/2/13

\_\_\_\_\_  
Date

Subj: **Wood Ranch HRA Fee Proposal**  
Date: 3/19/2013 2:08:57 P.M. Pacific Daylight Time  
From: [naomi@argsf.com](mailto:naomi@argsf.com)  
To: [Meibeyerlaw@aol.com](mailto:Meibeyerlaw@aol.com)

Hi Chuck,

Attached is our fee proposal to prepare an Historic Resource Assessment for the existing structures that comprise Wood Ranch. The proposed scope of work is appropriate to satisfy Napa County as they review the proposed project. It is important to note that it sometimes it takes more effort to justify that structures are NOT historic!

Let me know if you have any questions,  
Naomi

**Naomi O. Miroglio, AIA**  
**Principal**

**ARCHITECTURAL RESOURCES GROUP**

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=

**From:** [Greenwood-Meinert, Scott](#)  
**To:** [Ayers, Dana](#); [Gallina, Charlene](#)  
**Cc:** [Rich Frank \(RFrank@frankfamilyvineyards.com\)](#); [Leslie Frank](#); [Paul Bartelt \(paulb@barteltengineering.com\)](#); [Dalene J. Whitlock](#)  
**Subject:** Letter Responding to Comments-Revised  
**Date:** Monday, May 17, 2021 5:24:40 PM  
**Attachments:** [Letter to Dana Ayers and Planning Commissioners 51321 4816-9122-7625 v.1.pdf](#)

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**[External Email - Use Caution]**

Charlene and Dana, I will let you provide this revised letter to the Planning Commissioners at this point in time. Thank you for that.

As Charlene knows from our telephone call earlier, this letter is revised as to the “Barn” issue. We located in the archives a 2013 Historical Structures Report from Juliana Inman that states the barn is not historic. We felt it best to bolster the record immediately in this regard.

Thank you.

**Scott Greenwood-Meinert**  
**Coblentz Patch Duffy & Bass LLP**  
415-772-5741 | Office 415-391-4800

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FRANK FAMILY VINEYARDS

# LEWIS VINEYARD



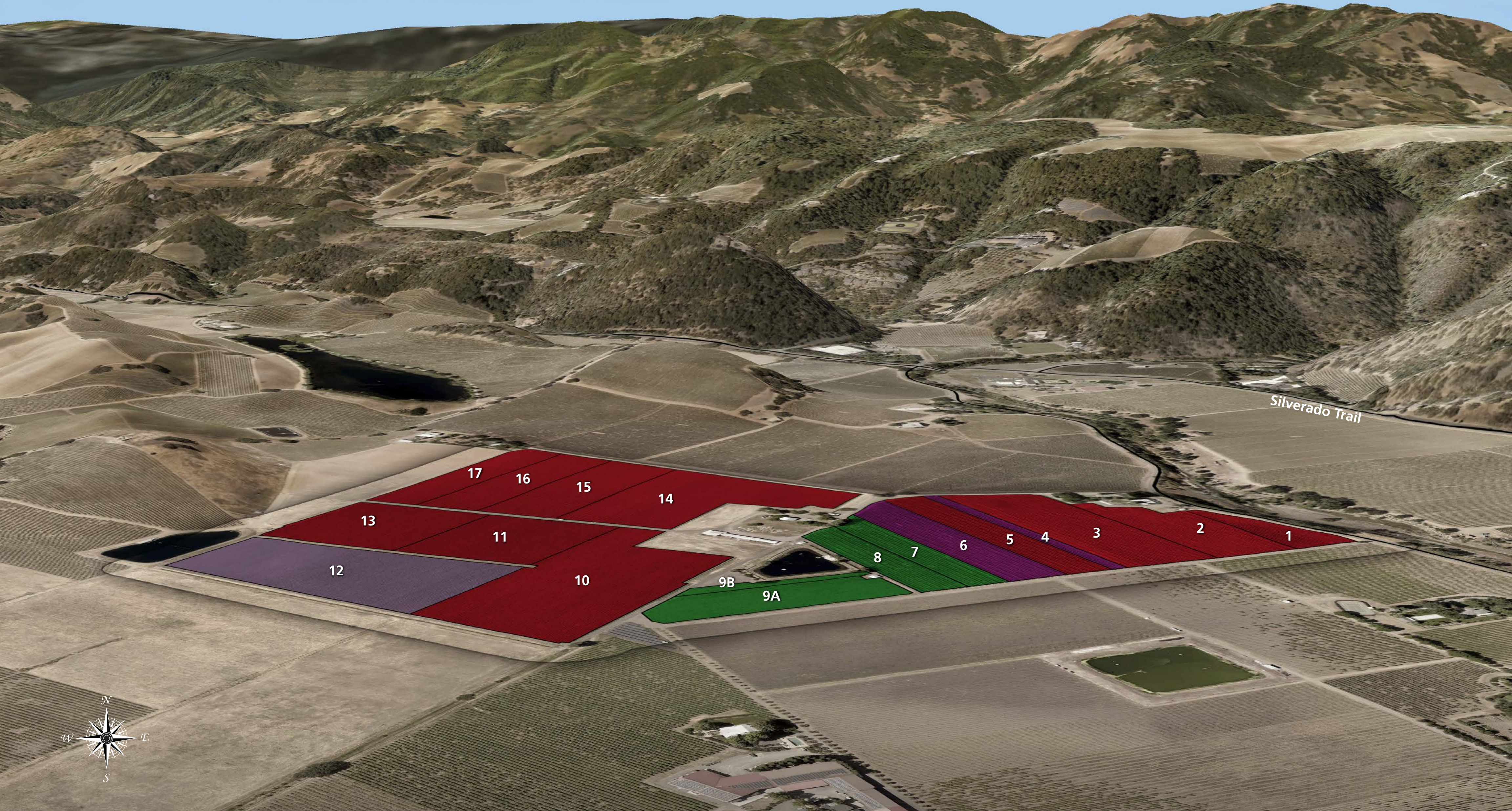
Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted
A1	Chardonnay	124	4.96	7' x 5'	2007	F1	Pinot Noir	115	1.23	7' x 5'	2007	J3	Chardonnay	Hyde Wente	5.18	9' x 3.5'	2006
A2	Chardonnay	548	4.99	7' x 5'	2007	F2	Merlot	181	9.55	7' x 5'	2004	J4	Chardonnay	Hyde Wente	1.76	9' x 3.5'	2006
B1	Chardonnay	15	4.49	7' x 4'	2005	G	Chardonnay	5	7.96	9' x 6'	1989	K	Chardonnay	5	6.85	9' x 6'	1989
B2	Chardonnay	809	5.28	7' x 4'	2005	H1	Chardonnay	96	3.98	7' x 4'	2005	L	Chardonnay	95 / 96	17.82	9' x 3'	1995
C	Pinot Noir	667	3.77	7' x 5'	2007	H2	Chardonnay	96	4.11	7' x 4'	2005	M1	Chardonnay	96 / 76	11.01	6' x 4'	1996
D	Chardonnay	5	7.88	9' x 6'	1989	I	Chardonnay	5	8.55	9' x 6'	1989	M2	Chardonnay	96 / 76	11.3	6' x 4'	1996
E1	Pinot Noir	777	2.45	7' x 5'	2004	J1	Chardonnay	17	5.54	7' x 4'	2005	N1	Chardonnay	76 / 95 / 96	1.46	6' x 3.5'	2000
E2	Pinot Noir	115	2.44	7' x 5'	2004	J2	Chardonnay	17	1.85	7' x 4'	2005	N2	Chardonnay	76	0.74	6' x 3.5'	2000

LEGEND		
<span style="color: #90EE90;">■</span>	Chardonnay	115.15 ac
<span style="color: #CD5C5C;">■</span>	Merlot	9.55 ac
<span style="color: #800080;">■</span>	Pinot Noir	9.89 ac
Total Varietals		135.15 ac



FRANK FAMILY VINEYARDS

# BENJAMIN VINEYARD



Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted
1	Cabernet Sauvignon	337	1.3322	9' x 4'	2000	7	Open		2.21			12	Petit Verdot	400	8.242	7' x 7'	2015
2	Cabernet Sauvignon	337	3.3182	9' x 4'	2004	8	Open		1.66			13	Cabernet Sauvignon	4	4.585	7' x 7'	2015
3	Cabernet Sauvignon	15	4.3322	9' x 4'	2006	9A	Open		2.88			14	Cabernet Sauvignon	169	7.6364	7' x 4'	2016
4	Zinfandel	John K	1.3504	9' x 4'	2006	9B	Open		0.6			15	Cabernet Sauvignon	7	4.2818	7' x 5'	2016
5	Cabernet Sauvignon	337	3.7421	9' x 4'	1999	10	Cabernet Sauvignon	30	8.5559	7' x 7'	2015	16	Cabernet Sauvignon	Winston	3.8744	7' x 5'	2016
6	Zinfandel	Hayne	2.9198	9' x 4'	1999	11	Cabernet Sauvignon	47	4.603	7' x 7'	2015	17	Cabernet Sauvignon	4	3.3377	7' x 5'	2016

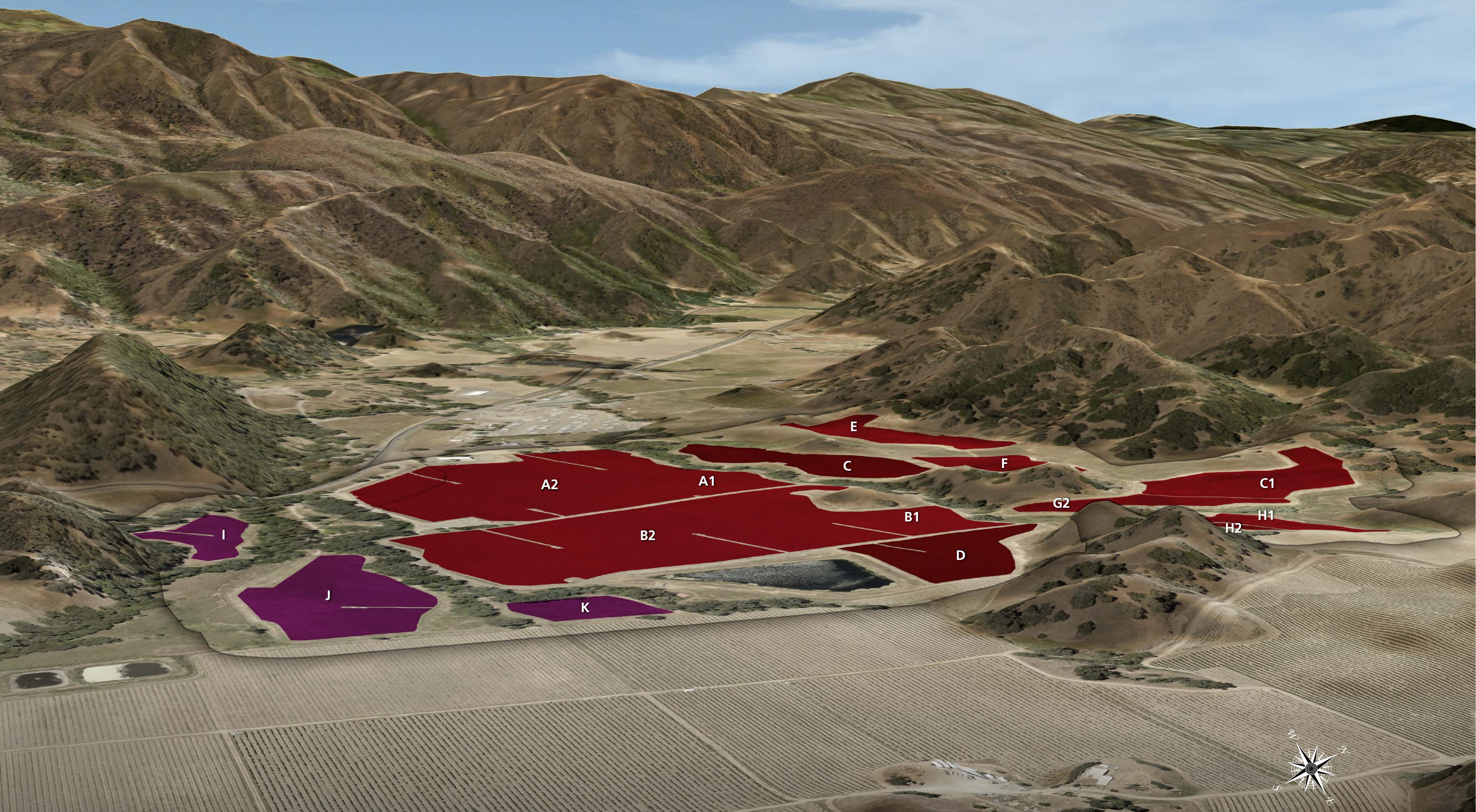
LEGEND		
<span style="color: red;">■</span>	Cabernet Sauvignon	49.6 ac
<span style="color: green;">■</span>	Open	7.35 ac
<span style="color: purple;">■</span>	Petit Verdot	8.24 ac
<span style="color: magenta;">■</span>	Zinfandel	4.27 ac
Total Varietals		69.46 ac



FRANK FAMILY VINEYARDS

# SJ VINEYARD

Atlas Peak



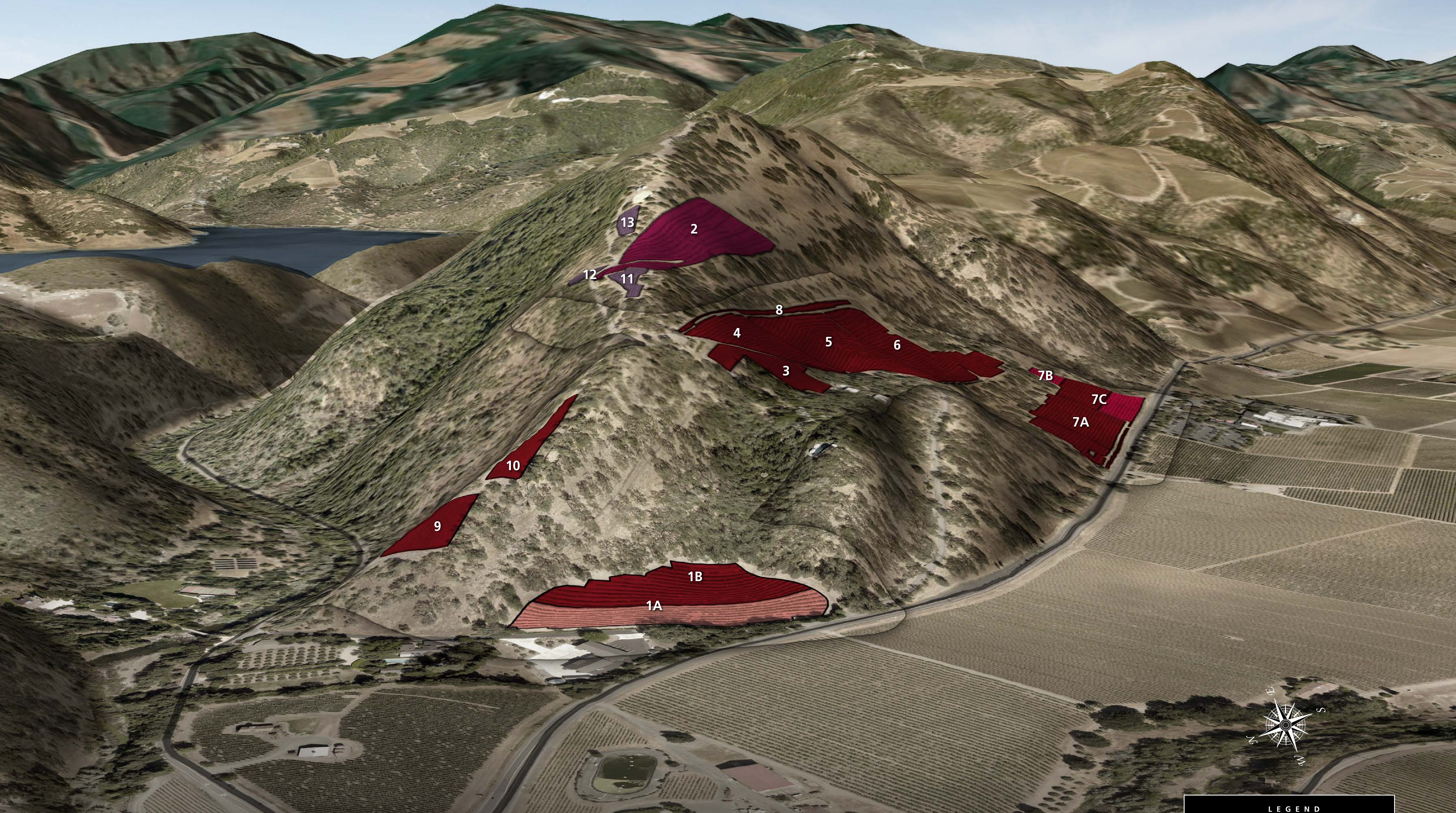
Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted
A1	Cabernet Sauvignon	337	1.77	7' x 5'	2000	D	Petite Sirah		3.78	7' x 5'	2005	H1	Cabernet Sauvignon	412	1.66	7' x 5'	2013
A2	Cabernet Sauvignon	4	20.08	7' x 5'	2000	E	Cabernet Sauvignon	169	3.16	7' x 5'	2013	H2	Cabernet Sauvignon	169	0.98	7' x 5'	2013
B1	Cabernet Sauvignon	15	3.05	7' x 5'	2000	F	Cabernet Sauvignon	685	2.67	7' x 5'	2013	I	Zinfandel	13	1.9	7' x 5'	2013
B2	Cabernet Sauvignon	337	18.9	7' x 5'	2000	G1	Cabernet Sauvignon	169	4.11	7' x 5'	2013	J	Zinfandel	13	5.39	7' x 5'	2013
C	Petite Sirah	3	5.04	7' x 5'	2000	G2	Cabernet Sauvignon	412	1.35	7' x 5'	2013	K	Zinfandel	13	1.26	7' x 5'	2013

LEGEND		
<span style="color: red;">■</span>	Cabernet Sauvignon	57.73 ac
<span style="color: purple;">■</span>	Petite Sirah	8.82 ac
<span style="color: magenta;">■</span>	Zinfandel	?? ac
Total Varietals		75.10 ac



FRANK FAMILY VINEYARDS

# WINSTON HILL VINEYARD



Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted	Block	Variety	Clone	Acres	Spacing	Planted
1A	Merlot	SG	0.79	10' x 7'		6	Cabernet Sauvignon	Own	3.99	10' x 5'		10	Cabernet Sauvignon	6	0.42	7' x 3'	
1B	Cabernet Sauvignon	SG	1.67	10' x 7'		7A	Cabernet Sauvignon	SR	4.37	10' x 4'		11	Petit Verdot	400	0.3	7' x 3'	
2	Sangiovese	SG	3.17	10' x 5'		7B	Cabernet Franc	SR	0.67	10' x 4'		12	Petit Verdot	400	0.18	7' x 3'	
3	Cabernet Sauvignon	WH	0.96	7' x 4'		7C	Cabernet Franc		0.98	10' x 4'		13	Petit Verdot	400	0.25	7' x 3'	
4	Cabernet Sauvignon	SG	1.81	10' x 5'		8	Cabernet Sauvignon	SR	0.82	5' x 5'							
5	Cabernet Sauvignon	SR	4.22	10' x 5'		9	Cabernet Sauvignon	6	0.49	7' x 3'							

LEGEND		
	Cabernet Franc	1.65 ac
	Cabernet Sauvignon	18.75 ac
	Merlot	0.79 ac
	Petit Verdot	4.17 ac
	Sangiovese	3.17 ac
Total Varietals		25.09 ac



FRANK FAMILY VINEYARDS

# NAPA VALLEY APPELLATION



Pacific Ocean

Mayacamas Range

Vaca Range

Los Carneros AVA

Napa Valley AVA

Calistoga

Benjamin Vineyard

Winston Hill Vineyard

St. Helena

Rutherford

Rutherford AVA

Oakville

Yountville

Silverado Trail

Sonoma

116

29

Napa

12

Napa River

Buchli/Lewis Vineyards

12

29

S.J. Vineyard