

## INTRODUCTION

This petition seeks to establish an American Viticultural Area in southern Santa Clara County, California. The name of the proposed viticultural area would be "San Ysidro."

The proposed area is at the base of the western edge of the Diablo Range that separates Santa Clara County from Stanislaus and Merced Counties. The San Ysidro Creek runs through the vineyards and forms part of the upper drainage of the Pajaro River. The San Ysidro area is approximately four miles east of the town of Gilroy. There are approximately 520 acres planted to winegrape varieties in the San Ysidro area. This acreage accounts for 42% of the wine varietals planted in Santa Clara County.

The proposed area for "San Ysidro" lies all, or in part, within the proposed boundaries for the "Santa Clara Valley" appellation, submitted by the Guglielmo family.

## THE NAME: SAN YSIDRO

The four U.S.G.S. maps that contain portions of the proposed area all use the name San Ysidro. The name itself, San Ysidro, dates from the early 1800's.

## GEOGRAPHICAL/VITICULTURAL FEATURES

The San Ysidro area lies to the east of the town of Gilroy, on the eastern edge of the Santa Clara Valley and lower slopes of the Diablo Range. The San Ysidro Creek runs through the vineyards and is part of the upper watershed for the Pajaro River. This proximity to the Pajaro River and the resultant effect on the microclimate at San Ysidro is the primary factor distinguishing this area from the rest of the Santa Clara Valley.

The Pajaro River separates Santa Cruz and Santa Clara Counties from Monterey and San Benito Counties. The Pajaro Gap and Chittenden Pass, through which the river flows, act as funnel for cool maritime air being pulled into the San Joaquin Valley through the Pacheco Pass. Because of the cool ocean air flowing over the area, San Ysidro is subject to earlier evening fog and later burn-off during the day. This maritime influence also results in afternoon breezes that moderate the daily high temperature, even during the summer months.

The average temperature, due to the marine influence, is 2085 degree-days. This corresponds to a cool Region I climate, based on the U.C. Davis heat summation method. Nearby Gilroy is classified as a mid-Region II climate, based on 2630 degree-days.

The soil is loamy, with some clay and gravel, and is generally well drained. The primary soil associations in the lower slopes are the

Zamora-Pleasanton-San Ysidro loams. The soil associations in the upland-foothill areas are the Azule-Altamont-Los Gatos-Gaviota complexes.

There are two commercial vineyards within the proposed viticultural area: Mistral Vineyard and San Ysidro Vineyard. The two vineyards comprise approximately 520 acres under cultivation. The principle cultivars are: Chardonnay, Pinot Noir, and Pinot Blanc, which comprise about 80% of the plantings. Other varietals present are: Sauvignon Blanc, Johannisberg Riesling, Merlot, Cabernet Sauvignon, and Chenin Blanc.

There are currently five wineries producing vineyard designated wines from the area. Concannon and Jory Wineries designate Mistral Vineyard. Congress Springs, Jory, Sunrise and Fenestra Wineries designate San Ysidro Vineyard.

Approximately 35% of the crop from both vineyards is used for the production of sparkling wines, another indication of the cool microclimate. Virtually all of the Pinot Blanc and Pinot Noir from Mistral Vineyard go to Paul Masson Winery for champagne production.

The variety that has generated the most interest over the last six years has been Chardonnay. Since 1982, Chardonnay from the area has garnered Gold medals in wine judgments every year. The Chardonnay has also received critical praise from consumer trade publications. A consumer trade publication ranked both the 1986 and 1987 Congress Springs Chardonnay produced from the San Ysidro Vineyard as the best Chardonnay in America, for two consecutive years.

## A HISTORY OF WINEGROWING IN THE SAN YSIDRO AREA

Santa Clara County, California

The history of the San Ysidro viticultural area in the southern part of California's Santa Clara Valley is certainly not typical of that experienced by most premium winegrowing areas today. Although it is very much a part of this previously very agricultural valley, which itself is properly considered one of the homes of Northern California's commercial winegrowing industry, its development in the last half century has been a process of very gradual realization on the part of the people involved as to its potential. Its history during the century previous to this development was such that this potential for viticulture was actually shrouded by a pattern of land use that brought it praise of such a nature that would probably dissuade anyone looking for land on which to plant wine grape varieties. And one of the criteria which today identifies its quality potential was, in fact, looked upon as a negative viticultural factor until more recent years.

As part of the northern coastal region of California, the Santa Clara Valley was early understood to be a place where viticulture might thrive. The wild grapes growing on the banks of the creeks that fed this coastal valley vouchsafed the possibility. The Uvas area, to the west of San Ysidro, was thus named not for its grape growing industry, but for the wild Vitis californica growing along the banks of the creeks there.

The Santa Clara Valley became, along with Napa and Sonoma, the pioneer premium winegrowing area in Northern California between the 1850's and 1870's. In fact, California's oldest commercial winery, Almaden Vineyards, is located in the Santa Clara Valley, at the mouth of the Almaden Valley, about twenty miles northwest of San Ysidro.<sup>1</sup>

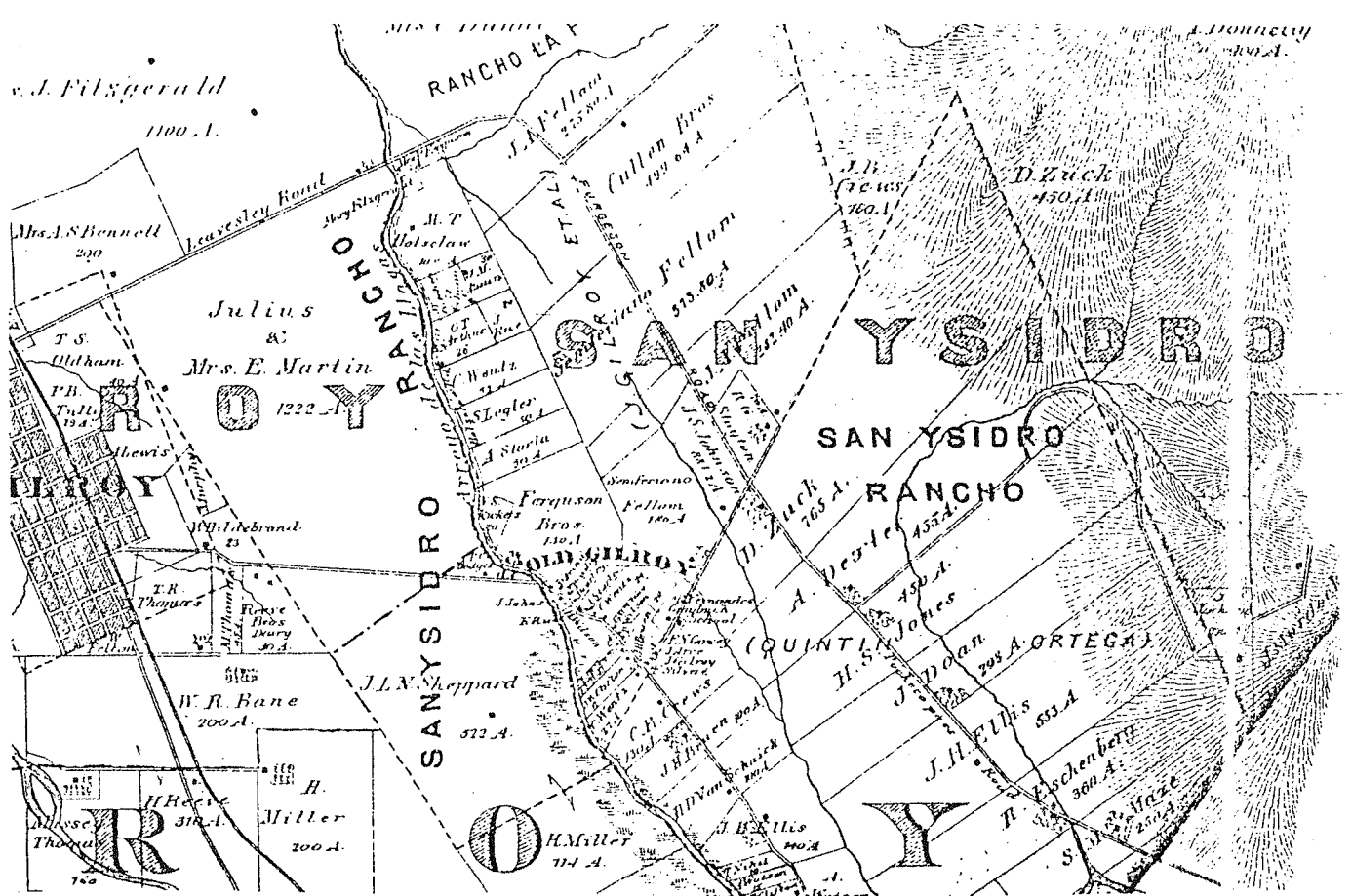
The southern portion of the Valley, around the old town of Gilroy, did not take part in this early viticultural development. Land tenure in this area tended towards patterns of large holdings and more extensive types of agriculture than could be found in the northern part of the Valley, where vineyards and orchards were far more common. This pattern became even more noticeable in the 1880's when a viticultural revolution swept the California wine industry and thousands of acres of new vineyard were planted in the Santa Clara Valley. The area around Gilroy was virtually unaffected, with only five vineyardists and one small producer in 1884.<sup>2</sup> In the next few years more vineyards and wine operations did go into the area, but they were concentrated in the foothill areas west of town in the Solis area, usually referred to today as the Hecker Pass District.<sup>3</sup> By 1890, when the planting binge had subsided and contraction had begun to set in all over California, there were but 15 vineyardists who picked up their mail in Gilroy, five of whom actually produced some wine. There were 259 acres of vines listed in the ownership of these growers, but my research indicates that none of these was planted in the San Ysidro area.<sup>4</sup>

The 1890's was an ugly period of time for the California wine industry, and for local wine operations here as well. In the Santa Clara Valley vineyard, land had been overexpanded and toward the end of the decade the phylloxera root louse was helping to cut back on this abundance. The upshot in the Santa Clara Valley was a drive toward orchard planting, particularly prunes and apricots, and a decline in vineyard acreage. But the turn of the century brought better times and an increase in the demand for California wines. Commercial interests controlling large pools of capital began looking for inexpensive vineyard land to plant. The result was the viticultural development of the southern part of the Santa Clara Valley, with thousands of acres planted here between 1901 and 1912. Several large wineries were constructed in the Gilroy area, the largest of which was the California Wine Association's Las Animas Winery, north of town. Farther to the north, the San Martin Winery was constructed by a group of San Jose businessmen. But still virtually no one considered planting vineyards in the San Ysidro area. But there were at least two such vineyards planted here in the northern part of these old rancho lands around the turn of the century. I shall discuss these later when these old vines play a part in the San Martin Winery's operations after Prohibition.<sup>5</sup>

With this background let us look us now at the San Ysidro area itself during these early years.<sup>6</sup> The San Ysidro term derives from the name of the original Spanish rancho here granted in 1809 or 1810 by Governor Arrillaga to Ignacio Ortega, the son of one of Gaspar Portola's scouts in the original

exploration of California by the Spanish after 1769. The grant is probably named for St. Isidore, the 7th century archbishop of Seville. The rancho was about 13,066 acres in size and on Ortega's death in 1833 was divided among his three children, Isabel, Clara and Jose Quintin. These three portions were confirmed by United States patents between 1860 and 1868. The San Ysidro winegrowing area today is located in the 4438 acre portion that went to the Ortega son, and was clearly identified as such, even after it had been divided and sold off later in the century. It is usually named the Quintin Ortega portion.<sup>7</sup>

Following the final patenting of this land in the 1860's, it was sold off in fairly large plots to American settlers. (I have not thought it necessary to search the deeds in this matter to determine the exact dates of the partitioning of this rancho land, since this time sense does not bear directly on the viticultural history of the area.) A very good picture of the final result can be seen on the old map given here.<sup>8</sup>



- 7 Clyde Arbuckle, Santa Clara County Ranchos, San Jose, 1968. 34; Hubert Howe Bancroft, History of California, San Francisco, 1886. II, 594-595.
- 8 Thompson & West, Historical Atlas Map of Santa Clara County, San Francisco,

These large plots ranged down from the eastern foothills to the little intermittent creek (Furlong/Johnson) that parallels Llagas Creek and merges with the Pajaro River to the south. The historical integrity of this early partitioning is remarkable and can still be seen today in the fact that the Jones, Doan and Ellis properties east of Pacheco Road still tend to describe the portion here given over to viticulture in recent years.

This area grew up as a sort of satellite to the new town of Gilroy that developed in later years. Old Gilroy, or San Ysidro, grew up on the land just



north of the Quintin Ortega section and granted to Clara Ortega, the wife of John Gilroy, the original Anglo settler in the area. The San Ysidro school was located there.<sup>9</sup>

The land use of the large portions was basically extensive up through the turn of the century. The dominant agricultural activity there was dairying and by the 1890's Gilroy, the garlic capital of the world, had developed a great reputation for its cheese production, particularly from the San Ysidro area. Eschenberg, Ellis, Doan, Jones and Dexter all had dairies. This emphasis continued for years and was listed as Gilroy's claim to fame when the San Jose Mercury published its beautiful book on the county in 1895. "Gilroy's principal product is cheese, the succulent grasses which flourish along the creeks and in the low lands . . . having brought about the development of the industry." Fully one fifth of California cheese production, well over one million pounds, came from Gilroy, and at least half of the producers listed by the Mercury had their facilities along Pacheco Pass Road in the San Ysidro area.<sup>10</sup>

The continuity of these land holdings along Pacheco Pass Road can be seen on large maps from 1914 and 1932 in the archives of the Gilroy Historical Museum. It should be noted, however, that the Thompson and West 1876 map shows a few orchards planted on these large plots, mostly on the east side of the road, a point that will bear on a suggestion I shall make later. After the turn of the century, some more orchardry came into the area, also mostly on the east side of the Pacheco Pass Road. These were mostly prunes and

apricots between 1900 and 1915. Walnuts began to be more important here in the 1920's along the higher slopes to the east of the road. Some walnut trees persist there to this day above the vineyards to the west, on the lower slopes.<sup>11</sup> But the agricultural personality of the area continued to indicate the primary importance of the dairy interest. While the rest of the southern part of the Valley exploded in a paroxysm of vineyard planting between 1920 and 1924, there seems to have been no attempt to convert the San Ysidro slopes to wine grapes.<sup>12</sup>

I have previously noted that some vineyards had been planted after the turn of the century in the northern portion of the old San Ysidro Rancho. These now enter the picture and become the first part of the new focus in land use that would begin developing after Prohibition.

In 1932 the Bruno Filice family purchased the San Martin Winery, already having begun the acquisition of numerous vineyard parcels in the Valley. They also purchased grapes from many Valley sources. Among these were the two vineyards in the northern San Ysidro area mentioned above. One was the vineyard planted by J. A. Roberschotte, an Italian-Swiss who came to California in 1878 from Australia. He died in 1915 and his son, John, continued to operate the vineyard on into the days after Repeal. The Roberschotte vineyard supplied the Filices with grapes from twelve acres of Carignane for several years.<sup>13</sup>

The other San Ysidro vineyard was nearby on Crews Road, on land broken by Matthew Fellom, a Danish seaman on a whaling ship, who came to California in 1822 and later worked for John Gilroy. From the Fellom Vineyard, the Filices bought Carignane and Zinfandel for their San Martin table wines.<sup>14</sup>

In the late 1930's the pattern that today marks viticulture in the San Ysidro area began to form. The Cribari family, which already owned extensive vineyard property in the Valley and wineries in Madrone and Evergreen, acquired portions of the old H. S. Jones and J. Doan plots, east of Pacheco Pass Road, and began planting wine grapes, particularly French Colombard. There was a shortage of good white varieties in the Valley and the Cribaris meant to make up for this scarcity with these plantings. Within a few years about two-thirds of what today is termed Mistral Vineyards had been planted.<sup>15</sup> It now began to appear that this "cold ground" across the Pajaro gap might have a special viticultural character, particularly in terms of white wine production. But as yet the concept was not totally clear.

After the war the Filice family also decided to take advantage of the special possibilities here and began, through several purchases, to piece back together much of what had been the J. H. Ellis plot, east of Pacheco Road. With aid from U. C. Davis experts, the Filices also began planting white varieties, at first 40 acres of French Colombard and some Palomino. Davis approved of the soil here on the east side of the road and over the next few years more white varieties, particularly White Riesling, Sauvignon Blanc, Pinot Blanc, Semillon

and Malvasia Bianca, went in. They also planted Cabernet Sauvignon and Pinot Noir in the 1950's.

Over the years the Filices used these premium grapes in their varietal wines that became particularly popular in the 1960's at their world famous tasting room next to the San Martin Winery, a few miles north of Gilroy on Highway 101.<sup>16</sup>

By the 1960's the special climatic qualities of the San Ysidro area had become understood. It was clear that maritime influence in this area of the southern Santa Clara Valley was of particular importance in growing premium white varietals. It was found that the San Ysidro area could claim a U. C. Davis Region I-II rating virtually every year, an important contrast to the warmer area to the north, which was closer to the Bay but less under true maritime influences. The area to the north generally rated a Region II-III designation and was far less valuable for growing many premium white varietals. By the 1970's the Filices had pulled up most of the lesser varieties earlier planted, such as Ruby Cabernet and Emerald Riesling, which were not tending to ripen properly in the cool environment. By now the Filices had added Chardonnay to their vineyards here.

Meanwhile next door, at what is today Mistral Vineyards, another important change had been taking place. After careful study of the vineyard land available, Paul Masson Vineyards in 1956 purchased the 333 acre plot. This was done after consultation with U. C. Davis experts and with the clear

understanding that the San Ysidro area had become an important potential source for future Paul Masson varietal wines. White wine production, particularly in the German style, was viewed by the Masson leaders, such as Otto Meyer and Alfred Fromm, as an important part of this move.<sup>17</sup> Within a few years wine writers had begun associating the San Ysidro vineyards with the success of Paul Masson's premium wine operations.<sup>18</sup>

In recent years the two large vineyard holdings of the San Ysidro area have passed into new hands, but the intensity of interest in high premium varieties and that area's special viticultural qualities has not waned. This can be seen by examining the 1978 vintage at Mistral, then still under Masson control. The vines planted on the 211 acres in production still had no less than 28 acres classified as "mixed blacks" and 42.5 acres termed "mixed whites," clearly a holdover from the Cribari days. There were 20 acres of Chenin Blanc, which still stand and were planted by Masson in 1963. But there were but three acres of Chardonnay. Today there are 96 acres of Chardonnay, a large part of which goes to Livermore's Concannon Winery. In fact, only the Chenin Blanc and about 35 acres of Pinot Noir have been saved from the Masson days.<sup>19</sup>

Of particular interest, so far as premium production is concerned, is the growing number of small premium operations that have been turning to the vineyards at San Ysidro for quality grapes in recent years. Congress Springs, one of the brightest quality stars of the Santa Cruz Mountains appellation, has been buying grapes there since 1982. They have purchased Chardonnay,

Semillon, White Riesling, and Sauvignon Blanc. Of particular importance is the Congress Springs use of the San Ysidro Chardonnay, Pinot Blanc and Pinot Noir to produce a methode champenoise sparkling wine. Congress Springs points proudly to the many gold medals it has won with wines made from San Ysidro grapes.<sup>20</sup> Concannon's Livermore neighbor, Fenestra Vineyards, has also been using San Ysidro grapes. Another quality Santa Cruz Mountains winery, Sunrise, has recently used San Ysidro Pinot Blanc, Pinot Noir and Chardonnay.

It is clear that the peculiar history of the San Ysidro winegrowing area has turned in recent years on the gradual recognition that the good soil, and particularly, the cooling maritime influence are ideal for the production of premium varietals that thrive in such an environment. Fifty years ago this was not understood, when the prejudice against "cold ground" coincided with the popular viticultural view that higher sugars were the key to success. Today no such prejudice obtains and the San Ysidro area now stands out fairly obviously for its premium winegrowing record and its potential.

It is not usually the province of the historian to discuss the soil and climate in applications for appellations of origin to the BATF. Nevertheless, a special aspect of the San Ysidro area bears directly on the possible determination of the future viticultural district's boundaries, and it is clearly historical in nature.

Having been closely involved with the recent application for appellation status for Stags Leap, particularly the lively hearings on the matter, I am

particularly sensitive to the problem of establishing viticultural boundaries based on anything other than natural phenomena which affect the character and quality of wine grapes. I am very much in favor of the Bureau's concern that manmade limits, such as political boundaries, land grant lines, drainage ditches and roads are not very good lines to follow for viticultural district borders.

I am writing this historical study before the precise boundaries for the proposed district have been put down for application. I am fairly sure that establishing the north, south and east boundaries will be a relatively easy task. But the western boundary is another matter.

Naturally, the ability to administer the limits of a district is a criterion of some importance, making the Pacheco Pass Road a perfect line. But it is a road and thus must stand in question.

Yet when one looks at the history of the area, it should be obvious that this old road has tended to act as a boundary between two fairly distinct styles of agriculture, one (on the west) extensive, the other extensive/intensive. Today it acts as a fairly strict border between intensive and extensive. We can see back over the last century that there was a tendency to plant small orchards on the east side of the road. Since the 1920's this tendency toward extended horticulture has persisted. On the west side this has not been the case. An examination of the land use today confirms this predilection.

I believe that this historic tendency derives from the fact that the road itself evolved as a representation of a natural boundary between drier, upland foothill, and lower, poorly drained valley bottom land, associated with intermittent flooding and standing water during the winter and spring months.

When I broached the subject to Patricia Snar of the Gilroy Historical Museum, she observed that the road had originally been an Indian trail, and then a pioneer wagon road since the years before the American Conquest. This was confirmed when I consulted a historical work on old trails and pass roads in California.<sup>21</sup>

A close examination of old maps of the area confirms the notion that the Pacheco Pass Road does not follow a straight surveyor's line as it passes through the San Ysidro area. It is also worth noting that the original carving up of the Quintin Ortega portion of the San Ysidro Rancho paid no attention to the road as a boundary. It had already become a given in the area. Each of the large plots from the Zuck property in the north to the Eschenberg and Maze holdings in the south, straddles the old road. This is true, with one exception, for the plots to the north in the John Gilroy portion of the Rancho.

To the question, how did the line of this trail/road develop, I suggest the following hypothesis.

Indians heading south from the Santa Clara Valley were in constant passage over the hills to the east, heading for the Central Valley. It was just as natural for them to tend over to the east side of the Valley as they



approached the trail straight up to the pass as it was later for wagons and for today's autos along Highway 152. I infer from this that they would have taken the path that would have been least bothersome during wet weather. I also infer that they would have stayed as close to the valley floor as possible. In other words, they would have avoided the higher slopes to the east and the bothersome gumbo conditions to the west. The same would have been true of the wagons that came later. In other words, a natural line was developed by years of use between the drier and wetter parts of this land. A visual examination of the road today supports this hypothesis.

It is also of interest that the old Thompson & West map of the region (1876) shows a creek running just north of the road to the Pajaro River, parallel to the Llagas and the Furlong/Johnson Creeks. One must infer from this a small geological "height of land" between this old creek and Furlong/Johnson to the west. It is clear from more recent maps that this early creek course was changed, probably by man. When one compares the course of what is termed Johns Creek on recent maps with that of the creek depicted in the 1876 map, the upper reaches are very similar. Somehow this old creek was induced to flow right into Furlong/Johnson Creeks shown on recent maps at what would have been the western edge of the old H. S. Jones plot. Whatever was done in the last 100 years would not have erased the effects of the centuries of natural intermittent flow of this old water course.

From this historical analysis I believe it can be seen that the Pacheco Pass Road may be as natural a boundary as it is manmade, in this case manmade after the fact of nature's handiwork.

Charles L. Sullivan  
Los Gatos, California  
December 22, 1987

## REFERENCES

- 1 Charles L. Sullivan, Like Modern Edens, Winegrowing in the Santa Clara Valley and Santa Cruz Mountains, 1798-1981. California History Center, 1982. 9-33, 45-50.
- 2 Pacific Wine and Spirit Review, 11/24/1884.
- 3 San Jose Herald, 5/19/1885, 6/9/1885.
- 4 Directory of the Grape Growers, wine makers and Distillers of California..., Sacramento, 1891. 133-134.
- 5 For the growth of the winegrowing interest in the Gilroy area before the coming of the CWA, see San Jose Mercury, 7/1/1900 and 12/13/1902. For the later explosion of vineyard planting and CWA operations, see Pacific Wine and Spirit Review, 8/31/1904, 4/30/1905, 8/31/1915; Gilroy Advocate 7/13/1904, 4/15/1905, 6/10/1905, 10/7/1905, 5/26/1906; Sullivan 103-105.
- 6 The old town of Gilroy was actually called San Ysidro in the 19th century. It was just west of today's Gilroy near where Highway 152 crosses Llagas Creek.
- 7 Clyde Arbuckle, Santa Clara County Ranchos, San Jose, 1968. 34; Hubert Howe Bancroft, History of California, San Francisco, 1886. II, 594-595.
- 8 Thompson & West, Historical Atlas Map of Santa Clara County, San Francisco.
- 9 J. P. Munro-Fraser, History of Santa Clara County, California. San Francisco, 1881. 271-303; H. S. Foote, Pen Pictures from the Garden of the World, Chicago, 1888. 201-205; Eugene T. Sawyer, History of Santa Clara County, California. Los Angeles, 1922. 291-292.
- 10 Santa Clara County and Its Resources, San Jose, 1895. 56-62, reissued by the San Jose Historical Museum in 1976 as Sunshine, fruit and flowers. Other important information on the early development of this area was given the author by Patricia Snar, Assistant Director of the Gilroy Historical Museum in an interview, 12/5/1987.

- 11 Snar interview.
- 12 Interview with Michael J. Filice, Senior and Junior, former owners of the San Ysidro Vineyard and of the San Martin Winery, 12/4/1987.
- 13 Filice interview. Snar interview. Leon D. Adams, The Wines of America, first edition, Boston, 1973. 269-270; Gilroy Advocate, 9/25/1915.
- 14 Claudia Kendall Salewske, Pieces of the Past. A Story of Gilroy, 1982, 10-12; Marjorie Pierce, East of the Gabilans, Fresno, 1977. 157-159; Felice interview.
- 15 Filice interview. Adams 267-268.
- 16 Filice interview. John Melville, Guide to California Wines, San Carlos, 1968.
- 17 Wines & Vines, April, 1956; Otto E. Meyer, "California Premium Wines and Brandies." California Wine Industry Oral History Project, Bancroft Library, University of California/Berkeley, 1973. 29, 509. The author also interviewed Meyer (12/20/1984) and Fromm (8/16/1984) as part of his research on the history of the Paul Masson wine operations.
- 18 Robert Lawrence Balzer, This Uncommon Heritage. Los Angeles, 1970. 76-84. Lloyd and Alice Reeve, Gift of the Grape. San Francisco, 1959. 76-84.
- 19 (Reference missing)
- 20 Interview with Daniel Gehrs, co-owner of Congress Springs Vineyards. 12/12/1987.
- 21 Dan J. Baxter, Gateways to California. San Francisco, 1968. 38-40.

## PROPOSED BOUNDARIES

The boundaries of the proposed San Ysidro viticultural area may be found on four U.S.G.S. 7.5 minute quadrangle maps ("Gilroy Quadrangle, California," "Gilroy Hot Springs, California," "San Felipe Quadrangle, California," "Chittenden Quadrangle, California").

From the beginning point at the junction of California State Highway 152 and Ferguson Road, the boundary follows the un-named drainage co-incident with the old Grant boundary approximately 1,800 feet to the 225 foot elevation where the un-named drainage diverges from the Grant boundary. The boundary follows the un-named drainage northward where it crosses Crews Road at the 280 foot elevation and re-crosses Crews Road at the 310 foot elevation. The boundary continues along the un-named drainage to the 580 foot elevation, where it diverges from the drainage and crosses the unimproved road and follows the ridge line at about the 600 foot elevation. The boundary follows the ridge line at the 600 foot elevation for approximately 1,800 feet where it meets the minor northerly drainage of San Ysidro Creek. The boundary follows the minor drainage of San Ysidro Creek for approximately 2,000 feet to the seasonal pond at the 370 foot elevation adjacent to Canada Road. From the seasonal pond, the boundary follows the southerly drainage of San Ysidro Creek for about 1,300 feet, where it crosses Canada Road and follows the ridge line at about the 640 foot elevation for approximately 6,000 feet. From this point, the boundary follows the ridge line for about 2,200 feet to the 540

foot elevation where it meets an unimproved road at the north end of the seasonal pond. From the seasonal pond, the boundary follows the unimproved road down the ridge line to Bench Mark 160 at Highway 152. From Bench Mark 160, the boundary follows Highway 152 in a northerly direction approximately 3-1/2 miles back to the beginning point at the junction of Ferguson Road and Highway 152.

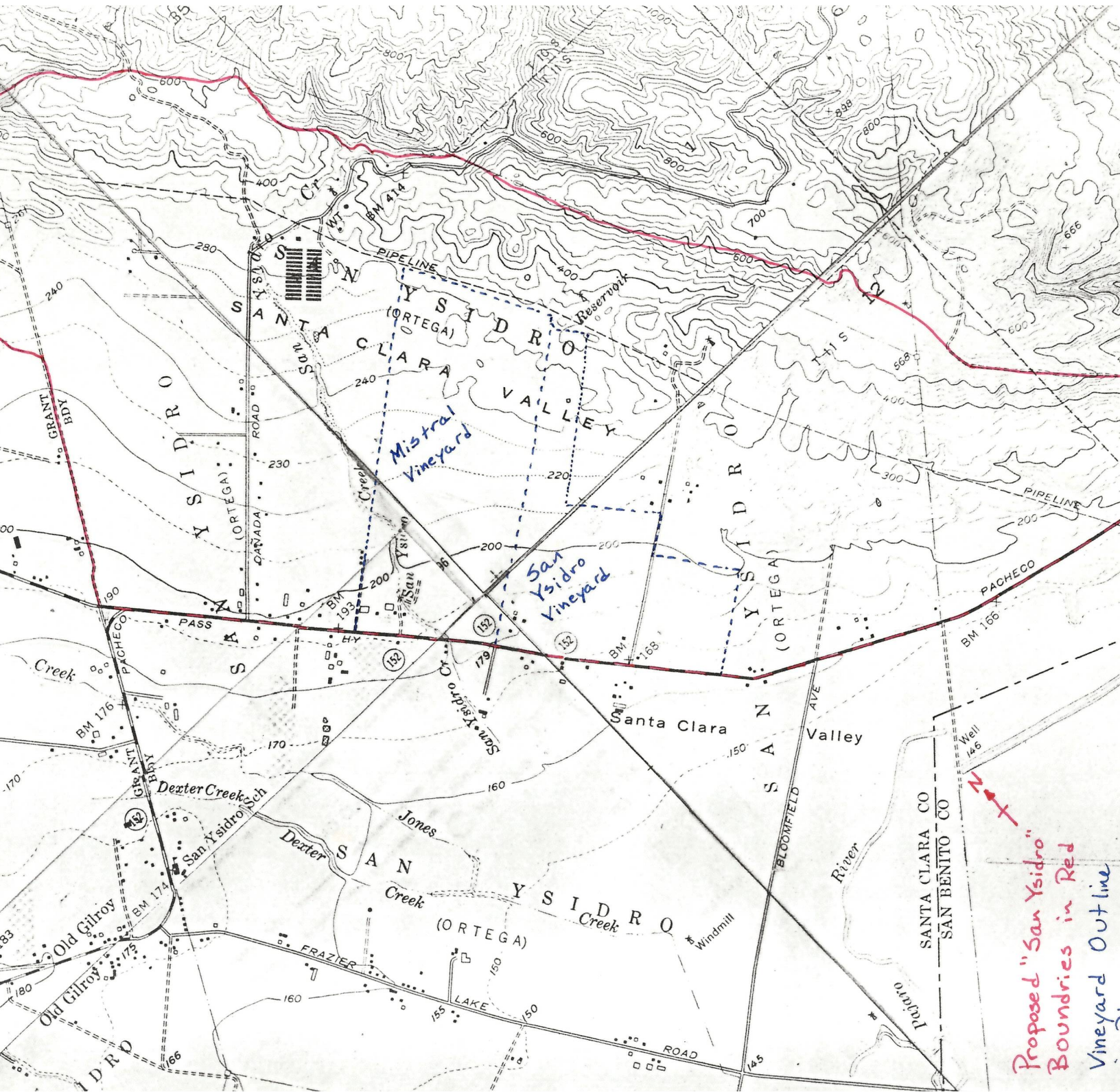
## MAPS

The following maps are intended to show the configuration of the proposed boundaries in their entirety and the relationship of the proposed area to the Chittenden Pass and Pajaro River.

The first map is a composite of the four USGS 7-1/2 minute quadrangles that cover the proposed boundaries. They are: the northeast corner of the Chittenden quadrangle; the northwest corner of the San Felipe quadrangle; the southeast corner of the Gilroy quadrangle; and the southwest corner of the Gilroy Hot Springs quadrangle. The four USGS maps are marked and included in the overall package, but only the composite is a part of this document.

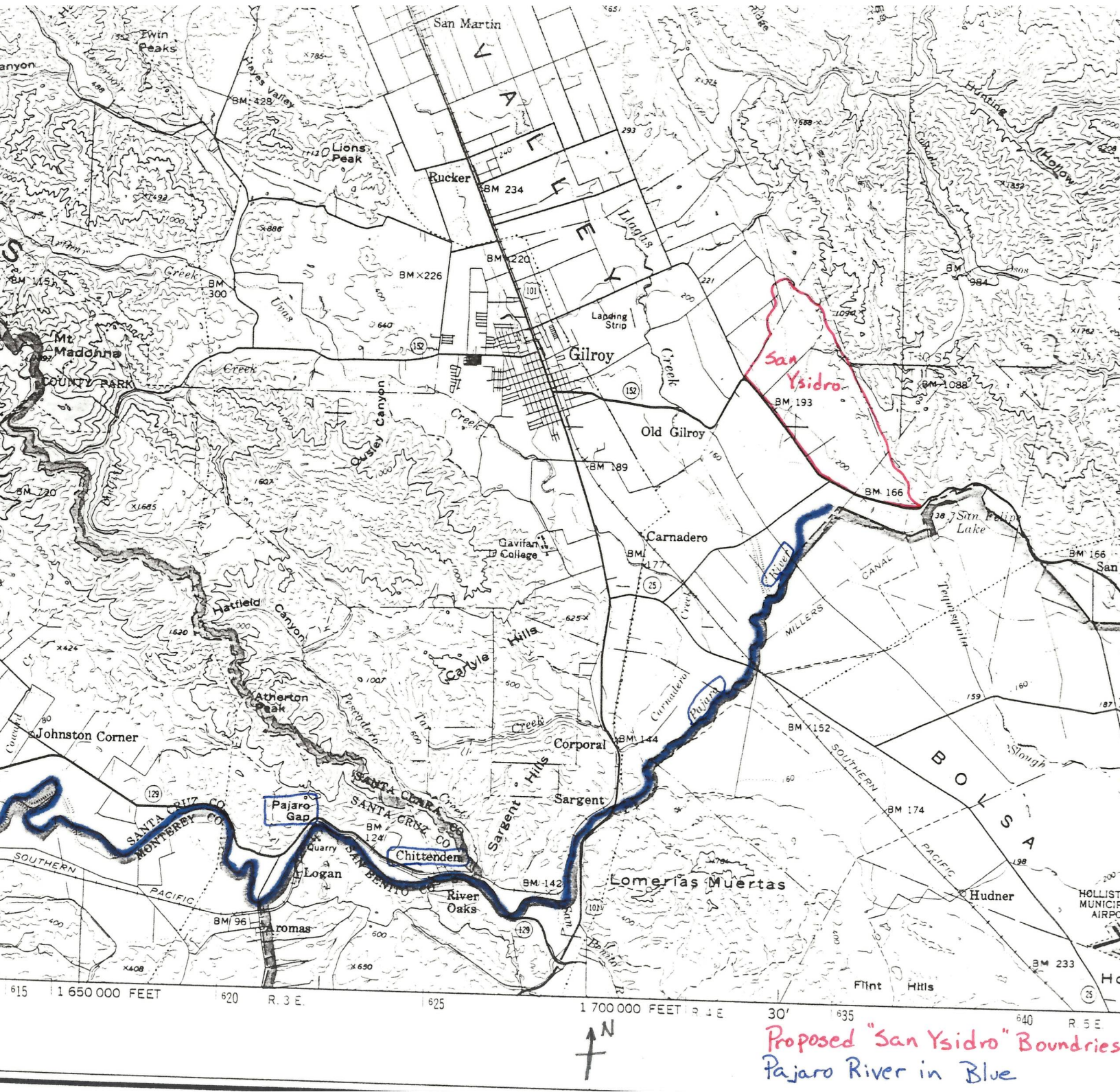
The second map is the southern portion of the USGS 1970 San Francisco Bay Region Map (sheet 3). This map shows the position of the proposed area in relation to the Chittenden Pass and Pajaro River.

The last map is a composite of the soil types in the proposed area. The maps are from the USDA, "Soil Survey of Eastern Santa Clara County, CALIF." The composite is taken from sheets 40, 41 and 46 in the survey.



Proposed "San Ysidro"  
Boundaries in Red  
Vineyard Outline







## WINE LABELS

The following wine labels are included to show that the wineries utilizing grapes from the San Ysidro area feel that the quality of the resulting wine justifies special vineyard designations. Please note that the labels reflect both table and sparkling wines. This is not a complete representation of all the wineries designating San Ysidro or Mistral on their labels. Several other wineries have yet to release their recent production from these two vineyards. Finally, these were the only labels available when this document was prepared.



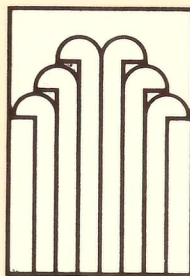
# CONGRESS SPRINGS



## THE WINE

THIS EXQUISITE CHARDONNAY WAS GROWN ENTIRELY AT THE SAN YSIDRO VINEYARD IN SOUTHEASTERN SANTA CLARA COUNTY. AN IDEAL COMBINATION OF CLIMATE AND SOIL COMBINED TO PRODUCE A WINE OF OUTSTANDING FLAVOR, BALANCE, AND LONGEVITY. THE JUICE IS BARREL-FERMENTED IN NEW AND SEASONED FRENCH OAK BARRELS IN THE TRADITIONAL BURGUNDY STYLE. THE RESULTING WINE - RICH, RIPE, COMPLEX - IS AMONG OUR VERY FINEST EVERY YEAR.

*Daniel Gelas*, WINEMAKER  
 PRODUCED & BOTTLED BY  
 CONGRESS SPRINGS VINEYARDS  
 SARATOGA, CALIFORNIA USA



1987

*Santa Clara County*

CHARDONNAY

*San Ysidro Reserve*

WHITE TABLE WINE

## THE WINERY

CONGRESS SPRINGS IS LOCATED ALONG THE HISTORIC *CHAINED'OR*/GOLDEN CHAIN OF HILLTOP VINEYARDS IN THE SANTA CRUZ MOUNTAINS, JUST SOUTH OF SAN FRANCISCO. SET AMID TOWERING REDWOODS AND MAJESTIC, FORESTED MOUNTAIN PEAKS, IT IS ONE OF THE MOST SPECTACULAR WINERY AND VINEYARD SETTINGS IN CALIFORNIA. THE RUSTIC TASTING ROOM IS OPEN FOR TASTING, TOURS, AND SALES EVERY DAY FROM 11 AM TO 5 PM. FOR INFORMATION AND DIRECTIONS CALL 408-867-1409 (OFFICE) OR 408-741-5424 (TASTING ROOM).

CONTAINS SULFITES



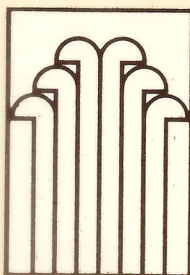
# CONGRESS SPRINGS



## THE WINE

THE PINOT BLANC GRAPE IS A NATIVE OF THE FAMOUS BURGUNDY REGION OF FRANCE AND IS A WHITE-SKINNED RELATIVE OF THE RENOWNED PINOT NOIR. HARVESTED AT ITS PEAK OF FLAVOR AND FRESHNESS, THIS WINE IS DRY, RICHLY FLAVORED AND AROMATIC. MATURED IN THE FINEST FRENCH OAK BARRELS, IT IS CAPABLE OF DEVELOPING ELEGANCE AND A CREAMY TEXTURE WITH ONE TO TWO YEARS OF BOTTLE AGE.

*Daniel Gelas*, WINEMAKER  
 PRODUCED & BOTTLED BY  
 CONGRESS SPRINGS VINEYARDS  
 SARATOGA, CALIFORNIA USA



1987

*Santa Clara County*

PINOT BLANC

*San Ysidro Vineyard*

WHITE TABLE WINE

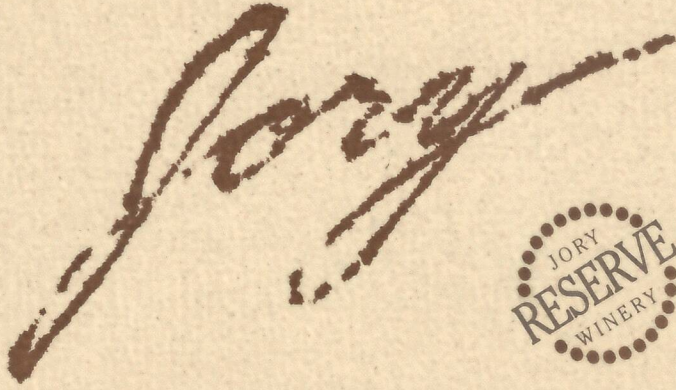
## THE WINERY

CONGRESS SPRINGS IS LOCATED ALONG THE HISTORIC *CHAINED'OR*/GOLDEN CHAIN OF HILLTOP VINEYARDS IN THE SANTA CRUZ MOUNTAINS, JUST SOUTH OF SAN FRANCISCO. SET AMID TOWERING REDWOODS AND MAJESTIC, FORESTED MOUNTAIN PEAKS, IT IS ONE OF THE MOST SPECTACULAR WINERY AND VINEYARD SETTINGS IN CALIFORNIA. THE RUSTIC TASTING ROOM IS OPEN FOR TASTING, TOURS, AND SALES EVERY DAY FROM 11 AM TO 5 PM. FOR INFORMATION AND DIRECTIONS CALL 408-867-1409 (OFFICE) OR 408-741-5424 (TASTING ROOM).

CONTAINS SULFITES

1987 CHARDONNAY

Santa Clara County  
San Ysidro Vineyard




PRODUCED AND BOTTLED BY JORY WINERY

BOX 1496. LOS GATOS, CA. 12.5% ALC. BY VOL. CONTAINS SULFITES

1987 PINOT NOIR

Santa Clara County  
San Ysidro Vineyard

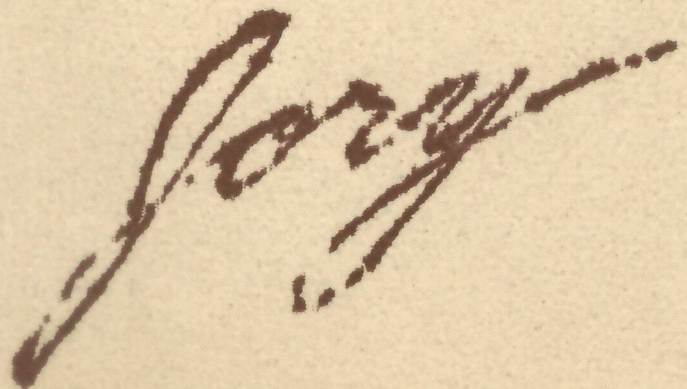


PRODUCED AND BOTTLED BY JORY WINERY

BOX 1496. LOS GATOS, CA. 12.5% ALC. BY VOL. CONTAINS SULFITES

1987 CHARDONNAY

Santa Clara County  
San Ysidro Vineyard



PRODUCED AND BOTTLED BY JORY WINERY

BOX 1496. LOS GATOS, CA. 12.5% ALC. BY VOL. CONTAINS SULFITES

# SUNRISE



PRODUCED AND BOTTLED ON MONTEBELLO RIDGE  
BY SUNRISE WINERY, CUPERTINO, CALIFORNIA

1987  
Santa Clara County  
**Chardonnay**  
(San Ysidro Vineyard)

ALCOHOL 12.5% BY VOLUME • CONTAINS SULFITES

# SUNRISE

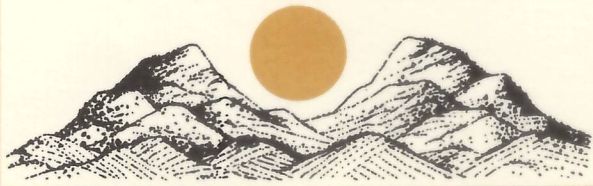


PRODUCED AND BOTTLED ON MONTEBELLO RIDGE  
BY SUNRISE WINERY, CUPERTINO, CALIFORNIA

1986  
Santa Clara County  
**Pinot Noir**  
(San Ysidro Vineyard)

ALCOHOL 12.4% BY VOLUME • CONTAINS SULFITES

# SUNRISE

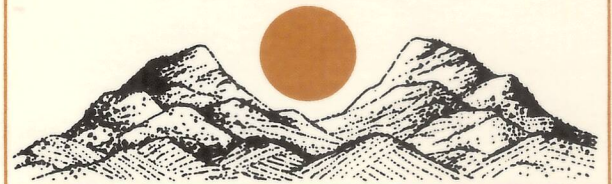


PRODUCED AND BOTTLED ON MONTE BELLO RIDGE  
BY SUNRISE WINERY, CUPERTINO, CALIFORNIA

1986  
Santa Clara County  
**PINOT BLANC**  
(San Ysidro Vineyard)

Alcohol 12.6% by volume • contains sulfites

# SUNRISE



PRODUCED AND BOTTLED ON MONTEBELLO RIDGE  
BY SUNRISE WINERY, CUPERTINO, CALIFORNIA

1987  
Santa Clara County  
**PINOT BLANC**  
(San Ysidro Vineyard)

Alcohol 13.0% by volume • contains sulfites



SELECTED VINEYARDS

1984

SINCE 1883

# Concannon

## CHARDONNAY

26% Mistral Vineyard, Santa Clara County  
74% Tepusquet Vineyards, Santa Maria Valley

PRODUCED & BOTTLED BY  
CONCANNON VINEYARD, LIVERMORE,  
CALIFORNIA, U.S.A., ALC. 13.1% BY VOL.



SELECTED VINEYARDS

1985

SINCE 1883

# Concannon

## CHARDONNAY

52% Mistral Vineyard, Santa Clara County  
48% Tepusquet Vineyards, Santa Maria Valley

PRODUCED & BOTTLED BY  
CONCANNON VINEYARD, LIVERMORE,  
CALIFORNIA, U.S.A., ALC. 13.2% BY VOL.



SELECTED VINEYARDS

# Concannon VINEYARD

1986

CALIFORNIA

## CHARDONNAY

37% Tepusquet Vineyard, Santa Maria Valley  
63% Mistral Vineyard, Santa Clara County

PRODUCED AND BOTTLED BY  
CONCANNON VINEYARD, LIVERMORE, CA  
ALCOHOL 13.0% BY VOLUME



SELECTED VINEYARDS

# Concannon VINEYARD

1986

CALIFORNIA

## SAUVIGNON BLANC

57.2% Tepusquet Vineyard, Santa Maria Valley  
42.8% Mistral Vineyard, Santa Clara County

VINTED AND BOTTLED BY  
CONCANNON VINEYARD, LIVERMORE, CA  
ALC. 11.9% BY VOL. CONTAINS SULFITES

SELECTED 1987 VINEYARD



# Concannon VINEYARD

CALIFORNIA

## FUMÉ BLANC

(DRY SAUVIGNON BLANC)

MISTRAL VINEYARD - SANTA CLARA COUNTY

PRODUCED AND BOTTLED BY CONCANNON VINEYARD  
SAN MARTIN, CA ALCOHOL 12.4% BY VOLUME





ALCOHOL 15% BY VOL. CONTAINS SULFITES

**J**ORY winery made only three hundred twenty six cases of this exceptionally aromatic sparkling wine. We invite you to celebrate your successes with one of ours.