

# GREGORY GRAHAM WINERY & VINEYARDS



**13633 & 13667  
POINT LAKEVIEW ROAD  
LOWER LAKE, CA 95457**

APN 012-066-66, 012-066-67

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**Well Established  
Vineyard and  
Winery Blessed  
with Sunshine and  
Well-drained Soil**

In 2000, Gregory and Marianne Graham purchased a 20 acre property in the Red Hills AVA of Lake County with a home and 13 acre Zinfandel vineyard. Greg subsequently replanted 6 acres of Zinfandel, along with an additional cleared area, with Syrah and Grenache. First production from those vines occurred in 2004. In the same year they purchased the neighboring property with a 13 acre Cabernet Sauvignon vineyard and home. With subsequent regrafting of some Syrah, the vineyard now includes a small block of Petite Sirah. Today, the estate totals 35.05 acres with the main residence, a second home for guests, and the winery. The winery was constructed in 2006 and has been solar powered since 2011.

Vineyard site characteristics in the Red Hills AVA are red, rocky and well-drained soils ideally suited for red varietals. Red Hills soils are volcanic in origin. Elevations for this property are 1,750 to 1,880 feet. The climate is similar to Calistoga with warm to hot days and cool nights. However, unlike many other wine growing regions, Lake County has no fog in the summer so the grapes receive sun all day.

The dry climate, agricultural diversity, and open space in Lake County result in lower pest pressure. Sustainable farming practices presently utilized could easily transition to certified organic.

***Offered at 3,250,000***



View from Main Residence to the Winery

## Winery & Main Residence

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**13633 Point Lakeview Road**  
**20.1 total acres, includes Winery & Main Residence**

**ASSESSOR'S PARCEL #** APN 012-066-67-00 Parcel

**SIZE:** 20.1 acres

**ZONING:** AW

**APPELLATION:** Red Hills of Lake County

**RESIDENCE:** A 2,202 SF home, constructed in 1996, 2 bedroom, 2 bathroom home with office. It has a 1,668 SF deck and 180 degree views overlooking the vineyard to the lake and beyond. It includes a detached two-story garage with finished bonus room and half bathroom.

**VINEYARD:** 13.4 +/- acre vineyard planted to Zinfandel (7 acres), Syrah (3.2 +/- acres), Grenache (2 acres) and Petite Sirah (1.1 +/- acres). Harvest dates typically range from September 1 to October 15.

**UTILITIES:** PG&E, propane and Lake County Broadband for internet (w/no speed restrictions), whole-house generator backup.

**WATER SOURCE:** 640' well with stainless steel liner, 50 gpm yield with four 5,000 gal tanks at the top of the hill, adjacent to the home, a 2,000 gal tank near the well, and two 10,000 gal concrete tanks for the winery.



Aerial view of Main Residence and Winery to the left

*This information was gathered from third party sources including the seller and public records, without further verification. Prospective buyers are advised to verify all information and to retain appropriate professionals to obtain advice or assistance.*

## Main Residence



Main Residence  
with 1,650 SF deck



Redwood deck with expansive views

Top: Great Room with Brazilian Cherry flooring, vaulted ceilings,  
and wood-burning stove  
Bottom: Kitchen with granite counters and Bosch appliances

# Main Residence and Garage



Left: Primary Bedroom  
Bottom: Large soaking tub, separate shower



Top: Second bedroom  
Bottom: Office



Bonus room above the garage

Exercise pool located in the third bay of the garage

## Guest House

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**13667 Point Lakeview Road**  
**15.05+/- total acres, includes Guest House**

**ASSESSOR'S PARCEL #** APN 012-066-66-00

**PARCEL SIZE:** 15.05+/- acres

**ZONING:** RL

**APPELLATION:** Red Hills of Lake County

**GUEST HOUSE:** 3 bedroom, 2 bathroom 1,769 SF manufactured home on concrete cinder block foundation built in 1996 and remodeled in 2018. Includes a breezeway, storage room, two-car garage, and 653 SF deck overlooking the vineyard towards the lake and hills. There is also a detached barn/garage. House is currently used as a guest house and vacation rental.

**VINEYARD:** 13.1 +/- Cabernet Sauvignon vineyard.  
Harvest dates typically range from September 10 to October 1.

**UTILITIES:** PG&E, propane and Lake County Broadband for internet w/no speed restrictions).

**WATER SOURCE:** 496' well with stainless steel liner, 60 gpm, two 5,000 gal tanks and one 2,000 gal tank



Guesthouse on a separate parcel

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# Guest House

Right: Living area with oak hardwood flooring throughout  
Bottom: Dining area with adjacent living area



Top: View from deck  
Bottom: Bedroom

Top: Bedroom  
Bottom: Primary bathroom

# Winery

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## 13633 Point Lakeview Road Winery

**ASSESSOR'S PARCEL #** Located on APN 012-066-67-00

**WINERY PERMITTING:** Permitted annual capacity of 15,000 cases. Annual production has been less than 5,000 cases.

Process waste water is directed and held in three 1,500 gal underground tanks and periodically hauled to Lake County Sanitation. Sprinklers for disposing of water are installed but have never been used. Pumice is held onsite and then removed for composting. There is a separate system for domestic use.

Unlimited tastings without appointment and unlimited promotional wine events.

**PHYSICAL FEATURES:** The winery building is a 3,600SF metal framed, metal clad structure with concrete slab foundation, R40 metal siding and roof with 1,846 SF metal overhang and 1,065 concrete apron extending beyond the roof area. One side of the building houses the tanks, tasting room, lab, two half bathrooms, and a second floor room for tasting room case goods storage. The other side of the building is for barrel storage. Mounted on the roof is a 39 KW solar system tied to the PG&E grid.

**WATER SOURCE:** Two 10,000 gal concrete tanks.



Winery was built in 2006 and has been operated by solar power since 2011.

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# Winery



Wine Tasting Room



Winery is fully equipped for 5,000 case winery production and it is permitted for 15,000 cases with unlimited tours and tasting.



Winery picnic tables to enjoy the vineyard views

Another area to picnic

# DETAILS

**COUNTY OF LAKE  
MINOR MODIFICATION (MMU 19-01) TO MINOR USE PERMIT MUP 01-31**

**GREGORY GRAHAM WINERY  
EXPIRES IF NOT USED BY JANUARY 23, 2021**

Pursuant to the approval of the Lake County Zoning Administrator on **January 23, 2019**, there is hereby granted to Gregory Graham, P.O. Box 412, Lower Lake, CA 95457, a **Minor Modification to Minor Use Permit (MUP 01-31)** to allow for the **operation of a small winery, tasting room, and incidental retail sales**, located at **13633 Point Lakeview Road, Lower Lake** being **Assessor Parcel Number 012-066-67**, subject to the original terms and conditions as amended herein:

**Condition #1 of Minor Use Permit, MUP 01-31, is hereby modified to read as follows:**

This permit shall allow a small winery with a production capacity of up to 15,000 cases annually, ~~with wine tasting twice per week by appointment only,~~ **tasting room of up to 750 square feet**, and incidental retail sales of wine produced or bottled on the premises. The use hereby permitted shall substantially conform to the project description, elevations and approved site plans dated June 23, 2003 **and January 2, 2019**, except as otherwise noted in these permit conditions. Minor modifications not resulting in increased environmental impacts may be approved in writing by the Community Development Department. This permit authorizes ~~two (2) employees for winery operations and eight (8) employees during bottling, in addition to the owner(s).~~

**Condition #2 of Minor Use Permit, MUP 01-31, has been modified to read as follows:**

~~No special events, including weddings, shall be permitted.~~ **Winery and wine-related promotional events as defined in Section 68.4(s)17, and non-promotional events as defined in Section 68.4(s)16 are allowed with this permit. Non-promotional events shall be subject to Departmental review after one year of operation.**

All other applicable requirements of Minor Use Permit (MUP 01-31) and Minor Use Permit Extension (MUPX 05-01) shall remain in effect.

Prepared by: MGT

MICHALYN DELVALLE  
COMMUNITY DEVELOPMENT DIRECTOR

By:   
Danae Bowen, Office Assistant III

**ACCEPTANCE**

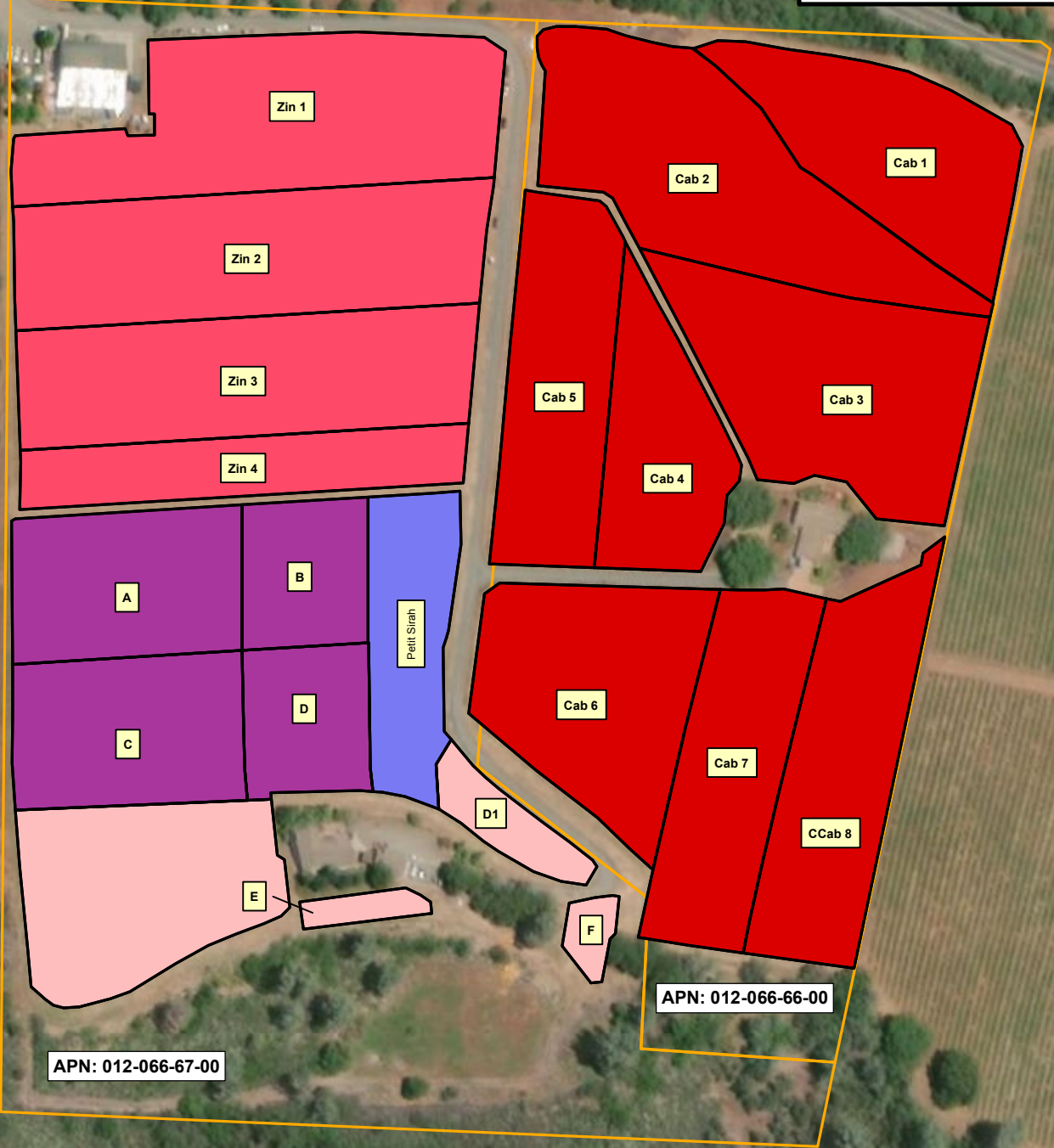
I have read and understand the foregoing Minor Modifications to Minor Use Permit MUP

Gregory Graham Estate Vineyards and Winery

Varietal	Blocks	Yr Planted	Vine Spacing	Planted		Comments					
				Acres	Acreage						
Zinfandel	1 thru 4	1996	6' x 8'	7.1	7.1	Sonoma Grapevine Century Selection grafted on					
Cabernet Sauvignon	1 thru 8	1995-1996	6' x 8'	13.1	13.1	Clone 7 grafted on 110R					
Syrah	Athru D	2001	5' x 7'	3.1	3.1	Alban 2, Alban 4, Clone 174 grafted on 3309					
Petit Sirah	Cand D	2001	5' x 7'	1.1	1.1	Syrah Clone 470 grafted to PS in 2012 on 3309					
Grenache	D1,E&F	2001	5' x 7'	2	2	Alban 2, grafted on 3309					
Total Acres				26.4							
Zinfandel											
Cabernet Sauvignon											
Syrah											
Petit Sirah											
Grenache											
Total Tons				26.4	162.7	141.14	152.9	184.3	152.6	137.4	93.8
Zinfandel											
Cabernet Sauvignon											
Syrah											
Petit Sirah											
Grenache											
Total Tons/Acre				26.4	6.2	5.3	5.8	7.0	5.8	5.2	3.6









**Crimson Hill Vineyard  
Red Hills AVA, Lake County  
Vineyard Blocks**



**Legend**

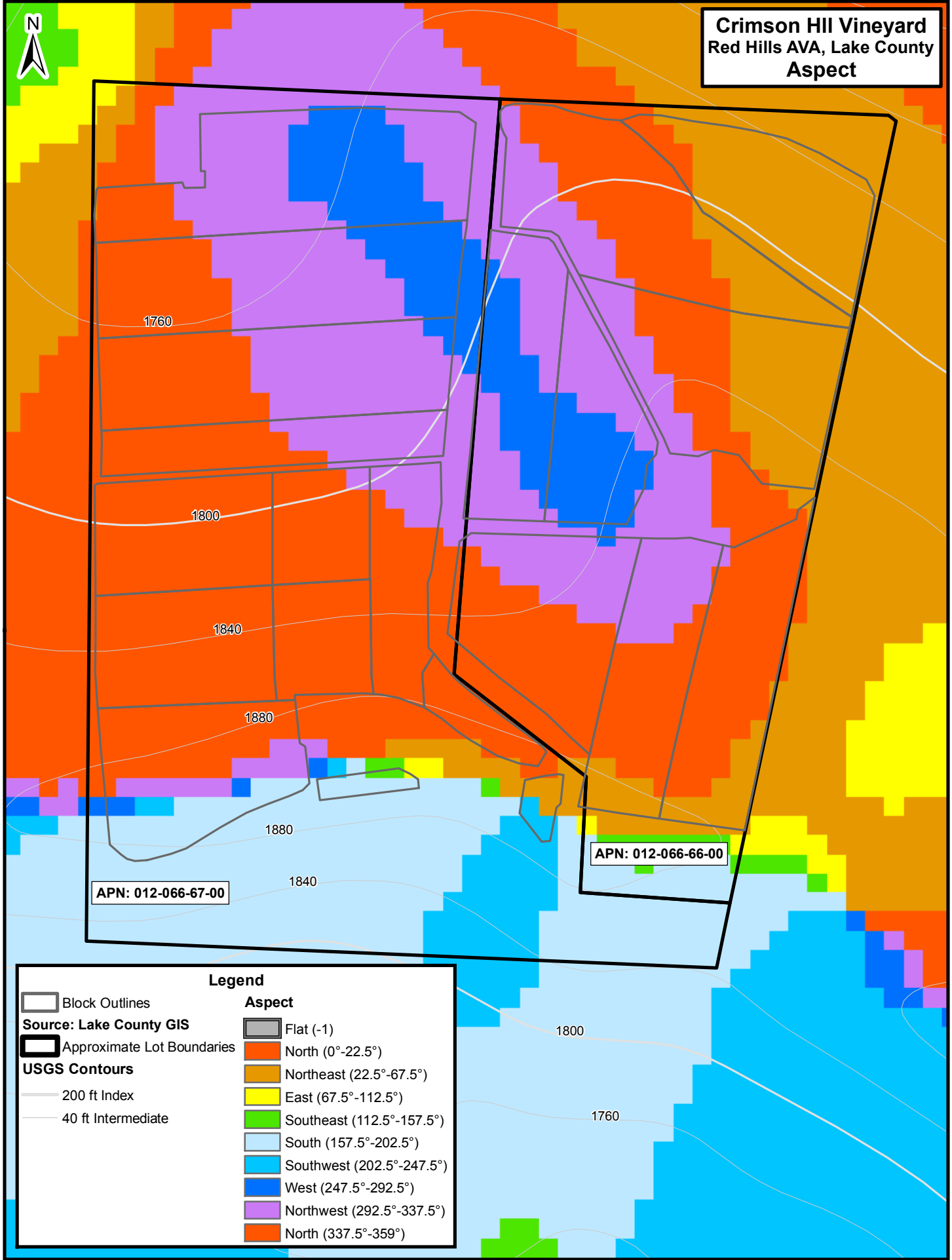
**Vineyard Blocks**  
**26.50 Total Acres**

	Cabernet Sauvignon	13.1 ac - Clone 7 grafted on 110R
	Grenache	2.1 ac - Alban 2 grafted on 3309
	Petit Sirah	1.1 ac - Syrah Clone 470 grafted to PS in 2012 on 3309
	Syrah	3.1 ac - Alban 2, Alban 4, Clone 174 grafted on 3309
	Zinfandel	7.1 ac - Sonoma Grapevine Century Selection grafted on 110R

**Source: Lake County GIS**  
 Approximate Lot Boundaries



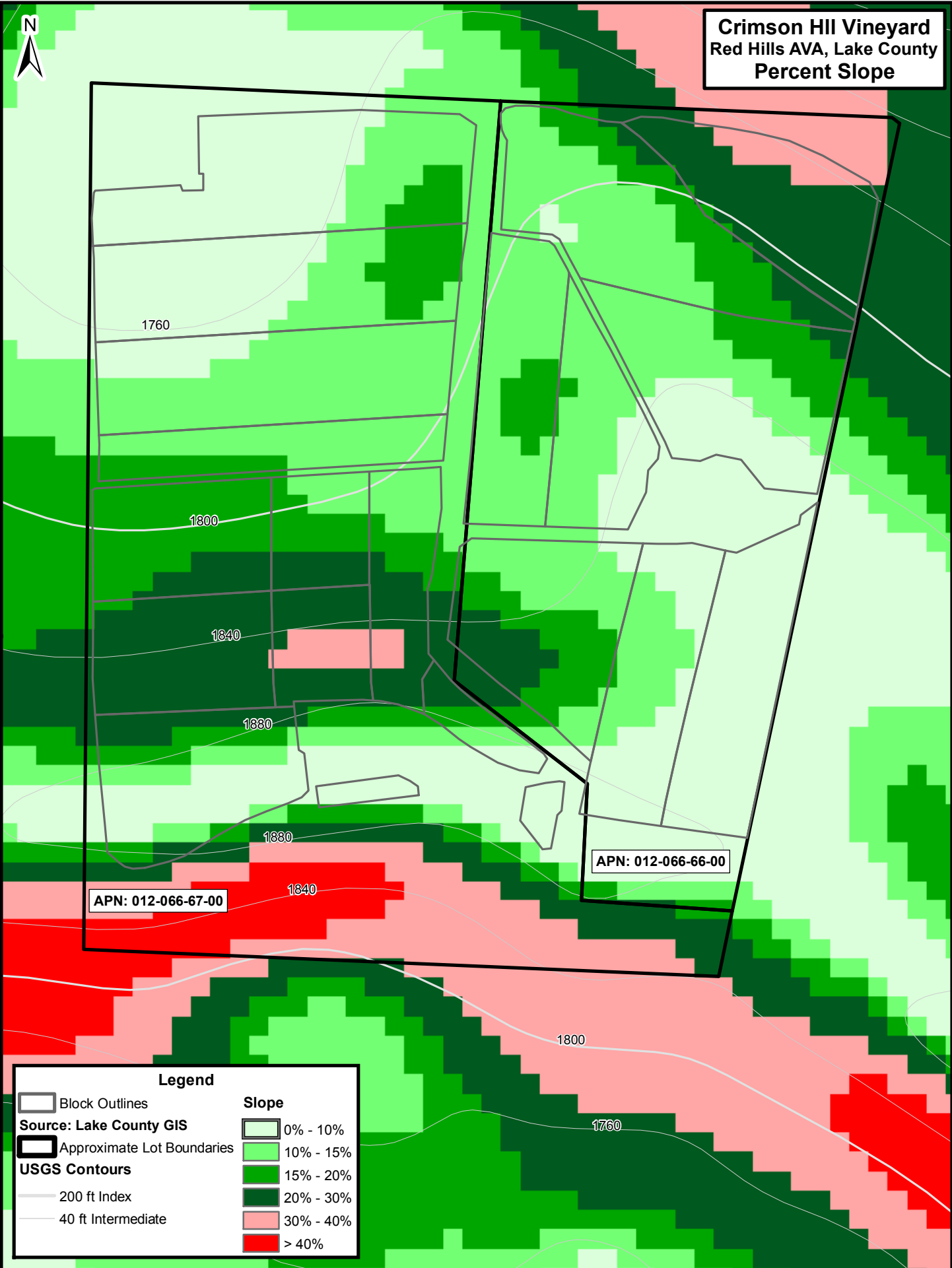
**Crimson Hill Vineyard**  
 Red Hills AVA, Lake County  
 Aspect



**Legend**

Block Outlines	<b>Aspect</b>
<b>Source: Lake County GIS</b>	Flat (-1)
Approximate Lot Boundaries	North (0°-22.5°)
<b>USGS Contours</b>	Northeast (22.5°-67.5°)
200 ft Index	East (67.5°-112.5°)
40 ft Intermediate	Southeast (112.5°-157.5°)
	South (157.5°-202.5°)
	Southwest (202.5°-247.5°)
	West (247.5°-292.5°)
	Northwest (292.5°-337.5°)
	North (337.5°-359°)

**Crimson Hill Vineyard**  
 Red Hills AVA, Lake County  
 Percent Slope



**Legend**

Block Outlines	<b>Slope</b>
<b>Source: Lake County GIS</b>	0% - 10%
Approximate Lot Boundaries	10% - 15%
<b>USGS Contours</b>	15% - 20%
200 ft Index	20% - 30%
40 ft Intermediate	30% - 40%
	> 40%

Disclaimer: The information herein was compiled from third party and multiple publically available sources, is considered reliable and the most current available; it is, however, provided without warranty, either express or implied. No liability is assumed either directly or indirectly. Contact a licensed Land Surveyor for any questions regarding legal property boundaries and vineyard acreage. 2/7/2019

# 13633 Point Lakeview Rd, Lower Lake, CA 95457, Lake County

	Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
	<b>2</b>	<b>2,118</b>	<b>871,636</b>	<b>\$640,000</b>
	Baths	Yr Built	Type	Sale Date
	<b>2</b>	<b>1996</b>	<b>SFR</b>	<b>N/A</b>

## OWNER INFORMATION

Owner Name	Graham Gregory Jay (Te)	Tax Billing Zip	95457
Owner Name 2	Graham Marianne L (Te)	Tax Billing Zip+4	0417
Tax Billing Address	Po Box 417	Owner Occupied	Yes
Tax Billing City & State	Lower Lake, CA		

## LOCATION INFORMATION

Census Tract	9.00	Zoning	RL
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## TAX INFORMATION

Tax ID	012-066-670-000	% Improved	74%
Tax Area	060008		

## ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$980,430	\$985,180	\$989,480
Assessed Value - Land	\$257,600	\$257,600	\$257,600
Assessed Value - Improved	\$722,830	\$727,580	\$731,880
YOY Assessed Change (\$)	-\$4,750	-\$4,300	
YOY Assessed Change (%)	-0.48%	-0.43%	

Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$12,838		
2019	\$12,503	-\$335	-2.61%
2020	\$12,756	\$253	2.02%

Special Assessment	Tax Amount
Local Agencies	\$10,812.40
Konocti Usd Bond	\$819.14
Konocti Unified School Bonds 2	\$643.98
Lower Lake Fire	\$128.10
Yuba Comm College Series 2016	\$120.60
Yuba Comm Collge Series A Bond	\$86.06
Yuba Comm Collge Series B Bond	\$74.60
Yuba Comm College Series D Bon	\$32.70
Yuba Comm Collge Series C Bond	\$20.28
Lc Vector & Mosquito Cntrl	\$17.84
<b>Total Of Special Assessments</b>	<b>\$12,755.70</b>

## CHARACTERISTICS

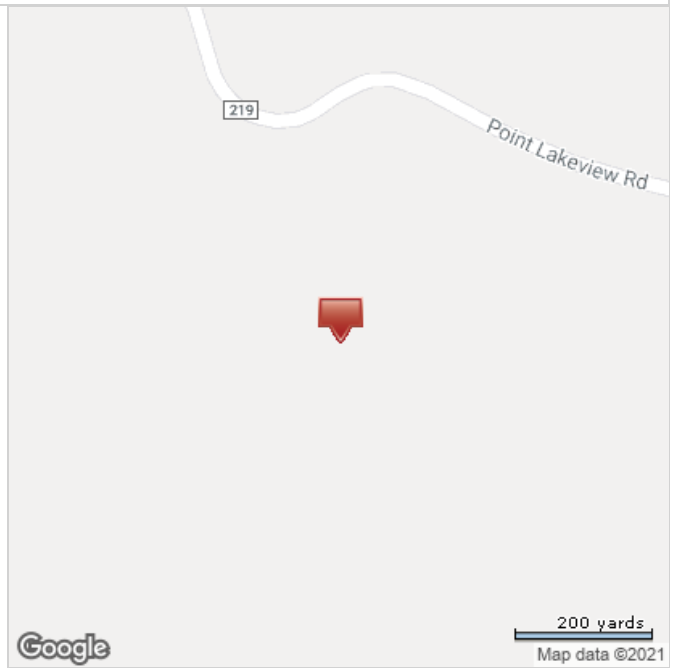
Approx Lot SqFt	871,636	Bedrooms	2
Lot Acres	20.01	Total Baths	2
Land Use - County	Resid-Sgl Fam Residence	Full Baths	2
Building Sq Ft	2,118	Construction	Masonry
Year Built	1996	Quality	Average
Garage Type	Garage	Land Use - Universal	SFR
Garage Capacity	1		

## SELL SCORE

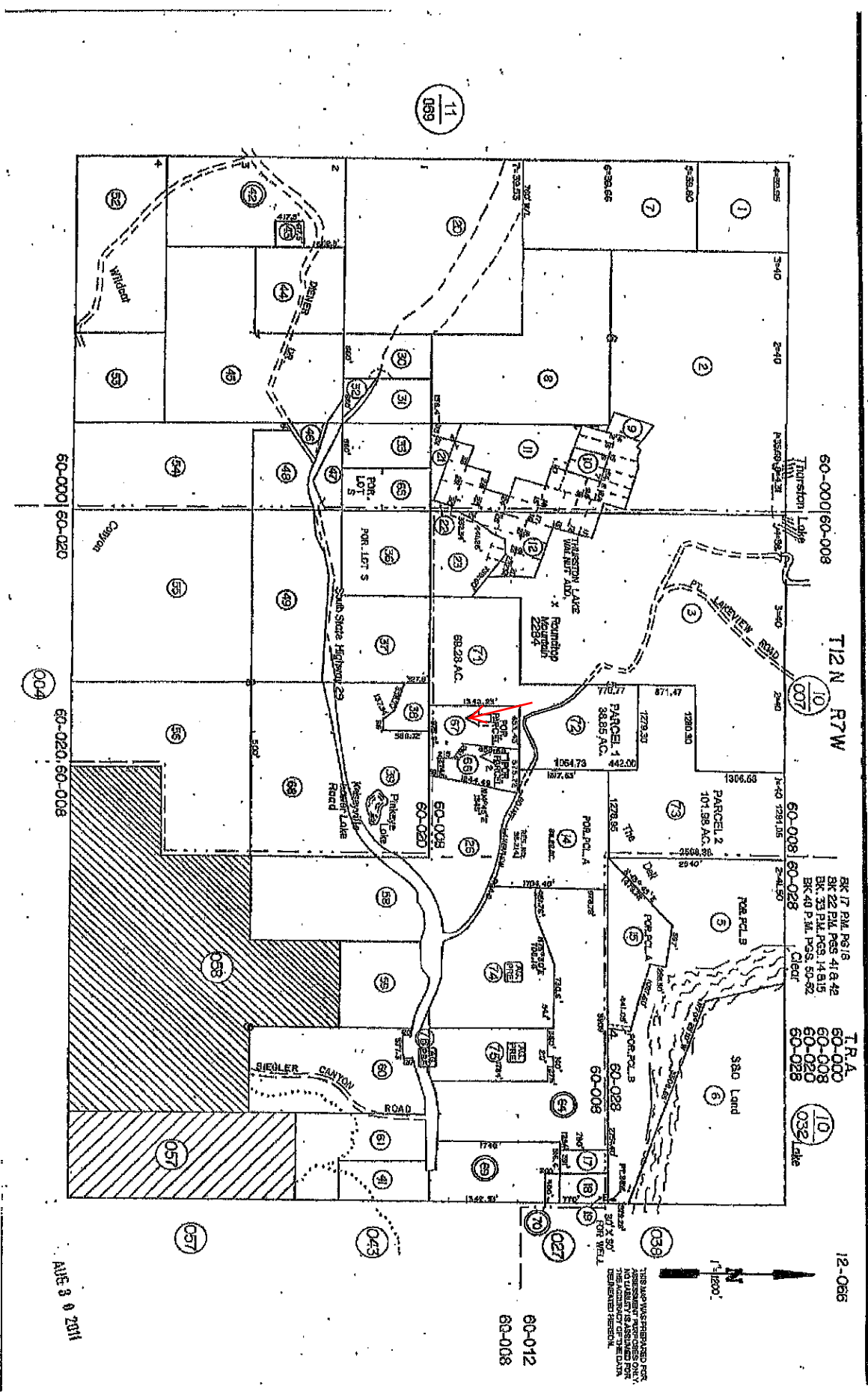
Rating	Moderate	Value As Of	2021-02-13 23:06:44
Sell Score	538		



PROPERTY MAP



\*Lot Dimensions are Estimated



11  
1989

60-0001 60-008

T12N R7W

10  
007

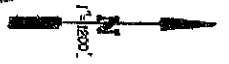
60-008

BR 17 P.M. P. 18  
BR 22 P.M. P. 41 & 42  
BR 33 P.M. P. 14 & 15  
BR 40 P.M. P. 50 & 52  
Clear

T.R.A.  
60-000  
60-008  
60-028  
60-028

10  
032  
Lake

12-066



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.  
NO LIABILITY IS ASSUMED FOR  
INACCURACIES OR OMISSIONS  
BASED ON THE DATA PROVIDED.  
RENDERED HEREON.

60-012  
60-008

AUG 3 0 2011

# 13667 Point Lakeview Rd, Lower Lake, CA 95457, Lake County

	Beds <b>3</b>	Bldg Sq Ft <b>1,742</b>	Lot Sq Ft <b>655,578</b>	Sale Price <b>N/A</b>
	Baths <b>2</b>	Yr Built <b>1996</b>	Type <b>MBL HM LT</b>	Sale Date <b>N/A</b>

## OWNER INFORMATION

Owner Name	<b>Graham Gregory Jay (Te)</b>	Tax Billing City & State	<b>Lower Lake, CA</b>
Owner Name 2	<b>Graham Marianne L (Te)</b>	Tax Billing Zip	<b>95457</b>
Tax Billing Address	<b>Po Box 417</b>	Tax Billing Zip+4	<b>0417</b>

## LOCATION INFORMATION

Census Tract	<b>9.00</b>	Zoning	<b>RL</b>
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## TAX INFORMATION

Tax ID	<b>012-066-660-000</b>	% Improved	<b>55%</b>
Tax Area	<b>060008</b>		

## ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	<b>\$440,000</b>	<b>\$440,000</b>	<b>\$440,000</b>
Assessed Value - Land	<b>\$196,000</b>	<b>\$196,000</b>	<b>\$196,000</b>
Assessed Value - Improved	<b>\$244,000</b>	<b>\$244,000</b>	<b>\$244,000</b>
YOY Assessed Change (\$)	<b>\$0</b>	<b>\$0</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2018	<b>\$5,281</b>		
2019	<b>\$5,164</b>	<b>-\$116</b>	<b>-2.2%</b>
2020	<b>\$5,374</b>	<b>\$209</b>	<b>4.06%</b>

Special Assessment	Tax Amount
Local Agencies	<b>\$4,491.20</b>
Konocti Usd Bond	<b>\$340.26</b>
Konocti Unified School Bonds 2	<b>\$267.50</b>
Lower Lake Fire	<b>\$128.10</b>
Yuba Comm College Series 2016	<b>\$50.10</b>
Yuba Comm Collge Series A Bond	<b>\$35.74</b>
Yuba Comm Collge Series B Bond	<b>\$30.98</b>
Yuba Comm College Series D Bon	<b>\$13.58</b>
Yuba Comm Collge Series C Bond	<b>\$8.42</b>
Lc Vector & Mosquito Cntrl	<b>\$7.82</b>
Total Of Special Assessments	<b>\$5,373.70</b>

## CHARACTERISTICS

Approx Lot SqFt	<b>655,578</b>	Garage Sq Ft	<b>728</b>
Lot Acres	<b>15.05</b>	Bedrooms	<b>3</b>
Land Use - County	<b>Resid-Trailer Site W/Imps</b>	Total Baths	<b>2</b>
Building Sq Ft	<b>1,742</b>	Full Baths	<b>2</b>
Year Built	<b>1996</b>	Quality	<b>Good</b>
Garage Type	<b>Garage</b>	Land Use - Universal	<b>Mobile Home Lot</b>

## ESTIMATED VALUE

Value As Of	<b>03/02/2021</b>
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## LAST MARKET SALE & SALES HISTORY

Owner Name	<b>Graham Gregory Jay (Te)</b>	Owner Name 2	<b>Graham Marianne L (Te)</b>
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60-000160-008

T12 N R7W

10/007

60-008 60-028

BR 17 P.M. PGS. 41&42  
BR 22 P.M. PGS. 14&15  
BR 40 P.M. PGS. 50-52  
Clear

T.R.A.  
60-000  
60-008  
60-020  
60-028

10/032 date

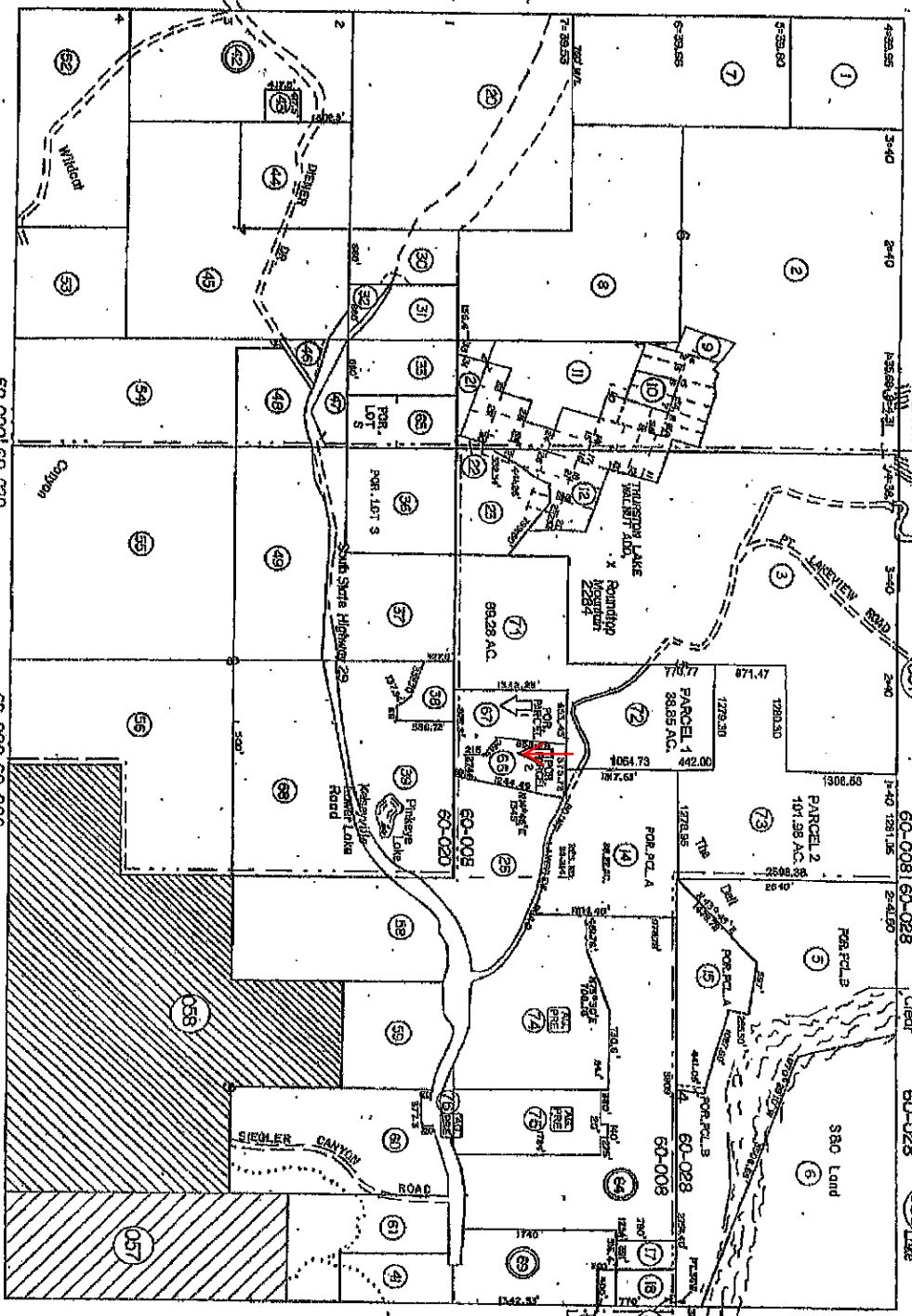
12-066

1"=100'

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THE PURPOSES STATED.

60-012  
60-008

AUG 8 @ 2011



11/089

60-000 60-020

004

60-020 60-008

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037

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