

OFFERING MEMORANDUM



SAN YSIDRO & SAN FELIPE
VINEYARDS

SANTA CLARA COUNTY

CALIFORNIA

497.33± ACRES



www.santaclaravineyards.com





OFFERING SUMMARY

Peoples Company and **Piini Realty** are proud to offer the opportunity to purchase the **San Ysidro & San Felipe Vineyards**. This 497.33± Acre asset comprises two tracts located at the north end of California’s Central Coast wine growing region in desirable Santa Clara County where the vineyard blocks and plantable land benefit from multiple American Viticultural Area (AVA) designations. The table to the right summarizes the tracts in this offering and each tract is presented in greater detail in the sections that follow.

		ACREAGE BREAKDOWN				
Tract	Gross Acres	Pinot Noir	Chardonnay	Plantable	Net Farmable	Usable
San Ysidro	311.51	61.72	62.43	148.63	272.78	292.70
San Felipe	185.82	79.80	65.83	0.00	145.63	158.50
Total	497.33	141.52	128.26	148.63	418.41	451.20

HIGHLIGHTS



269.78± ACRES

OF PINOT NOIR & CHARDONNAY



148.63± ACRES

PLANTABLE LAND



Desirable Santa Clara County location in multiple AVAs



Located in groundwater basins that are not critically overdrafted



Potential for future winery development



SAN YSIDRO

VINEYARD

This sizable tract is well situated near Gilroy and includes a significant amount of fertile farmland on the valley floor that rises gently to the foothills. The vineyard consists entirely of newer Pinot Noir and Chardonnay vines and numerous recently cleared blocks of plantable land are available for development.



SAN YSIDRO VINEYARD

LOCATION

3385 Pacheco Pass Highway, Gilroy, California 95020

AVA REGIONS & SUBREGIONS

Central Coast AVA

↳San Francisco Bay AVA

↳Santa Clara Valley AVA

↳San Ysidro District AVA

PARCEL SUMMARY

The following parcel information is sourced from the Santa Clara County Interactive Property Assessment online GIS tool.

APN	ACRES	ZONING
841-42-012	78.54	HS-d1
841-42-015	53.14	A-40Ac-sr
841-42-018	110.36	A-40Ac-sr
841-42-019	69.47	A-40Ac-sr
TOTAL	311.51	

ACCESS & TRAFFIC

Excellent access and visibility is provided by Pacheco Pass Highway (27,500 Average Annual Daily Trips per CalTrans). Regional access is also excellent with an aerial distance of about 3 miles to Gilroy and 32 miles to San Jose.

ZONING & LAND USE

A-40Ac-sr(ExclusiveAgriculture)andHS-d1(Hillside)zoning permitsanarrayofagricultural usesincludingvineyard,row crop, and winery uses. Small-scale wineries are permitted by right, while medium- and large-scale wineries require a Special Permit and Use Permit, respectively. See County Zoning Ordinance for more information: [Click Here](#)



PROPERTY TAXES

\$67,875 For 2020/2021. Not in the Williamson Act.

IMPROVEMENTS

Home with detached garage, shop with office and canopy, and barn

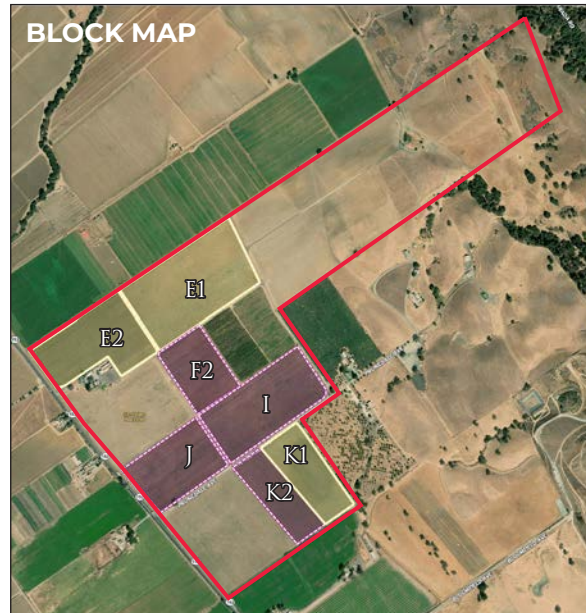


SAN YSIDRO VINEYARD



BLOCK SUMMARY

This vineyard is planted on disease resistant rootstock as summarized below.



SAN YSIDRO VINEYARD

Block	Variety	Clone	Rootstock	Year	Trellis	Spacing	Vines / Acre	Acres
E1	Chardonnay	17 Robert Young	1103P	2019	VSP	5 x 7	1,245	29.40
E2	Chardonnay	17 Robert Young	5BB	2015	VSP	5 x 7	1,245	19.73
F2	Pinot Noir	05 Pommar	3309C	2015	VSP	5 x 8	1,089	11.85
I	Pinot Noir	115	1103P	2016	VSP	5 x 7	1,245	21.73
J	Pinot Noir	115	5BB	2015	VSP	5 x 7	1,245	17.92
K1	Chardonnay	17 Robert Young	1103P	2019	VSP	5 x 7	1,245	13.30
K2	Pinot Noir	05 Pommar	1103P	2015	VSP	5 x 7	1,245	10.22
Total								124.15

PRODUCTION & SALES

Pinot Noir yields range from 5 to 9+ tons per acre and, upon maturity, Chardonnay yields are anticipated to be similar. The vineyard is almost entirely mechanically harvested. All grapes except Block I are currently under contract. The contracted Pinot Noir blocks (F2, J, and K2) expire post-harvest in 2021, the 2015 Chardonnay block (E2) expires in 2022, and the 2019 Chardonnay blocks (E1 and K1) expire in 2025. Actual production records and contract information are available with a signed NDA.

PLANTABLE LAND

As older plantings have aged out, vineyard blocks have been removed or replanted. The property currently has an estimated 148.63± acres of open plantable land.

WATER SOURCE

Irrigation water is provided by two on-site groundwater wells with a total combined pump rate of approximately 950± GPM. One domestic well serves the improvements.

IRRIGATION SYSTEM

The primary well has five sand media filters and the secondary well has an in-line filter system. A reservoir located midway up the hill to the east is currently not in use. Water is distributed throughout the property via 6 and 12 inch PVC mainlines with a 4 inch mainline from the reservoir to the top of the hill. The vines are fully irrigated by drip lines with one 0.5 GPH emitter per vine.

SGMA DETAILS



Located in the Gilroy-Hollister Valley – Llagas Area (3-003.01) SGMA Basin, which is a high priority basin; however, it **is not** critically overdrafted. According to a Valley Water representative, this groundwater basin is in long-term balance due to a program of ongoing recharge and its Groundwater Sustainability Plan (GSP) has been approved.

CLIMATE

Average annual rainfall is about 16 inches (per Santa Clara County) and there are approximately 260 sunny days per year.

SOILS

The San Ysidro Vineyard has fertile loam and clay loam soils, approximately 50% of which are of Class I and II capability class when irrigated.





Soil Code	Soil Description	Acres	%	CAP
SfA	San Ysidro Loam, acid variant, 0 to 2 percent slopes	47.6	15.23	3s
PoC	Pleasanton loam, 2 to 9 percent slopes, MLRA 14	30.5	9.76	2e
SdB2	San Ysidro loam, 2 to 5 percent slopes, eroded	46.7	14.96	3e
PoA	Pleasanton loam, 0 to 2 percent slopes, MLRA 14	46.9	15.02	1
ZaA	Zamora loam, 0 to 2 percent slopes	6.7	2.15	1
GmF	Gaviota-Los Gatos complex, 30 to 50 percent slopes, MLRA 15	0.0	0.0	-
LhG	Los Gatos-Gaviota complex, 50 to 75 percent slopes	8.3	2.66	-
AuE2	Azule clay loam, 15 to 30 percent slopes, eroded	32.4	10.37	4e
RaC2	Rincon clay loam, 2 to 9 percent slopes, eroded	11.4	3.66	2e
AuG	Azule clay loam, 30 to 75 percent slopes	27.2	8.71	-
ZbC	Zamora clay loam, 2 to 9 percent slopes	48.1	15.39	2e
ZbA	Zamora clay loam, 0 to 2 percent slopes	6.6	2.1	1
Totals		312.4	100%	2.09

SAN YSIDRO VINEYARD

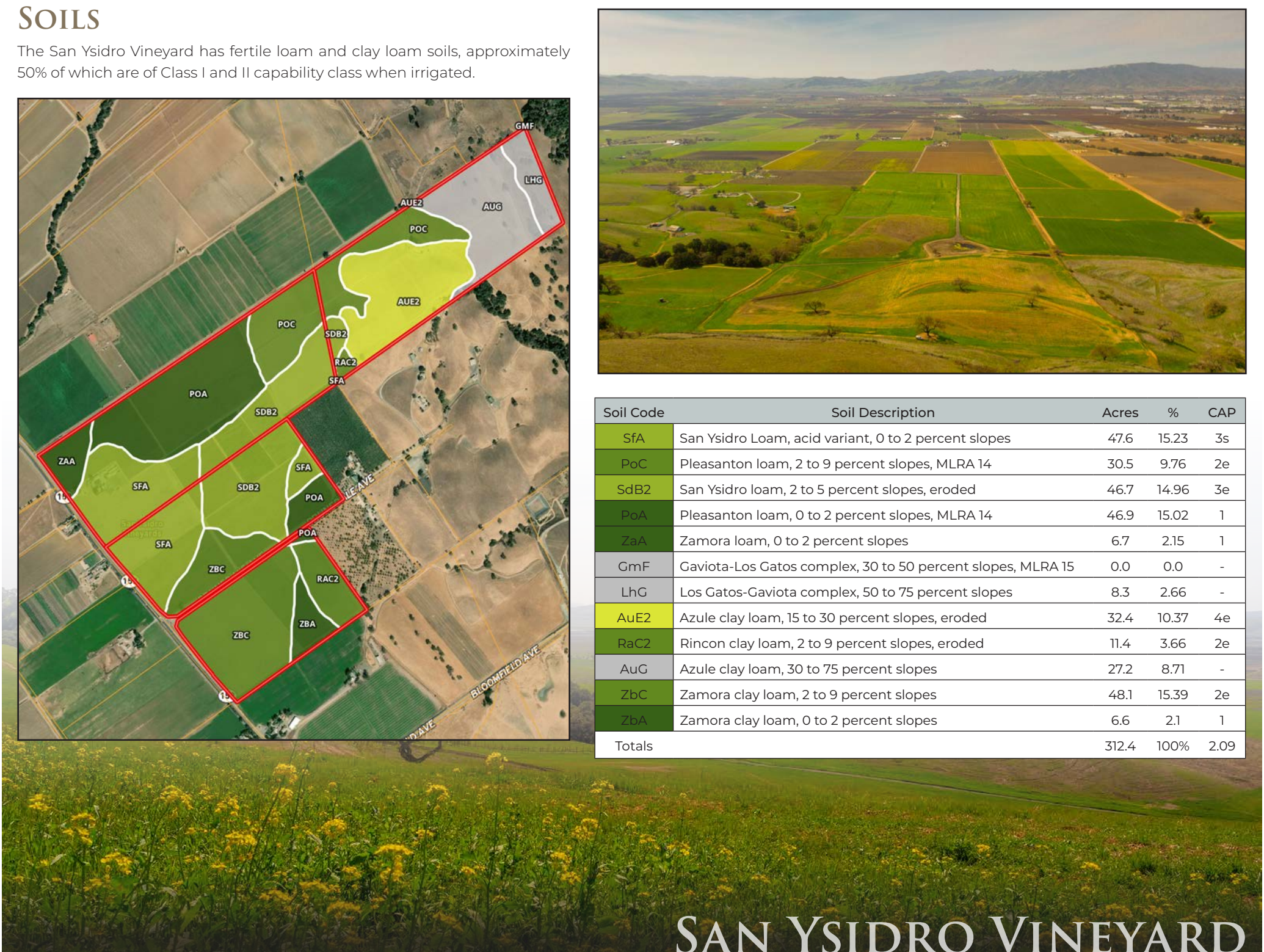
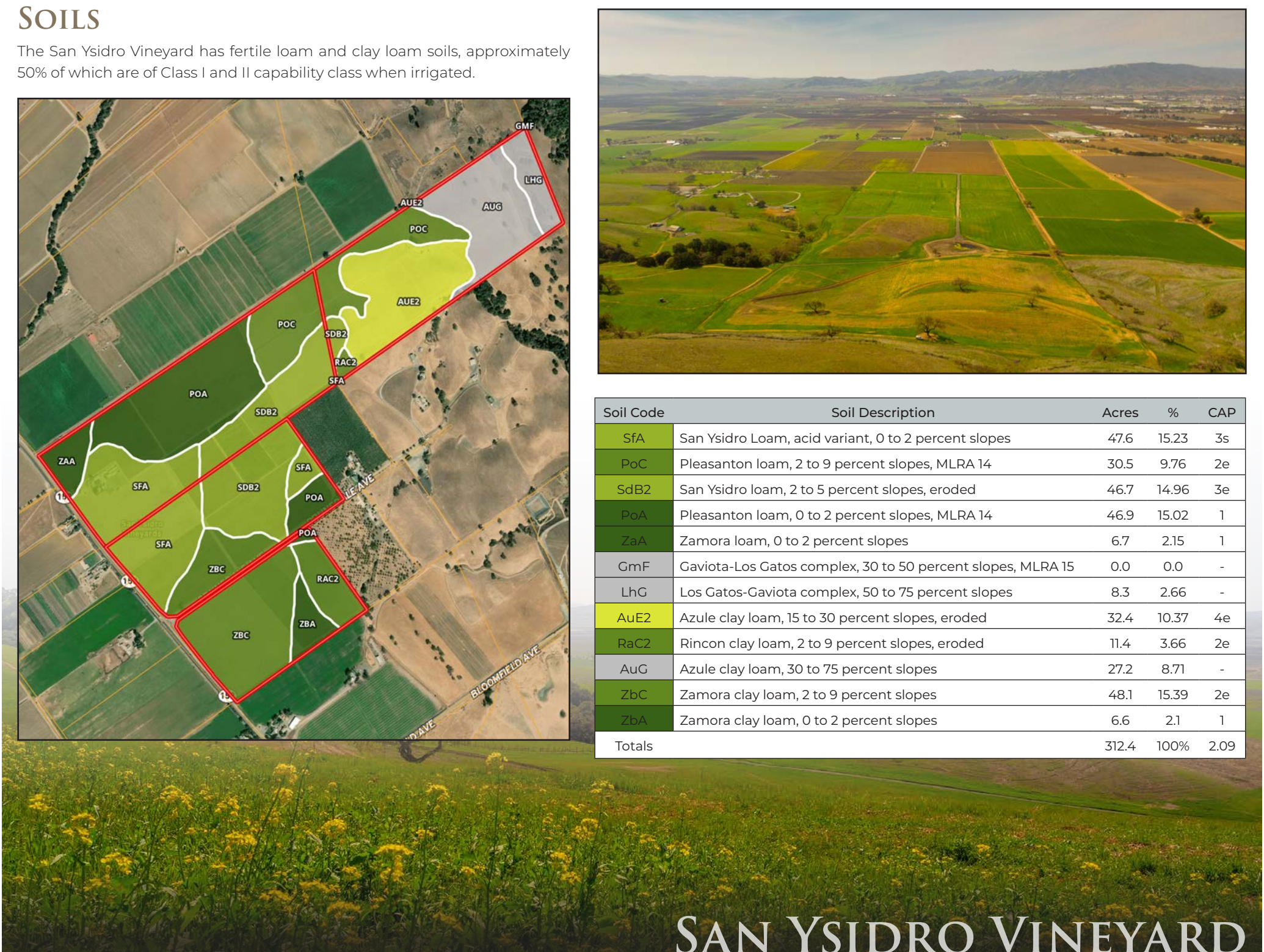
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ZaA	Zamora loam, 0 to 2 percent slopes	6.7	2.15	1
GmF	Gaviota-Los Gatos complex, 30 to 50 percent slopes, MLRA 15	0.0	0.0	-
LhG	Los Gatos-Gaviota complex, 50 to 75 percent slopes	8.3	2.66	-
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SAN YSIDRO VINEYARD



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PoA	Pleasanton loam, 0 to 2 percent slopes, MLRA 14	46.9	15.02	1
ZaA	Zamora loam, 0 to 2 percent slopes	6.7	2.15	1
GmF	Gaviota-Los Gatos complex, 30 to 50 percent slopes, MLRA 15	0.0	0.0	-
LhG	Los Gatos-Gaviota complex, 50 to 75 percent slopes	8.3	2.66	-
AuE2	Azule clay loam, 15 to 30 percent slopes, eroded	32.4	10.37	4e
RaC2	Rincon clay loam, 2 to 9 percent slopes, eroded	11.4	3.66	2e
AuG	Azule clay loam, 30 to 75 percent slopes	27.2	8.71	-
ZbC	Zamora clay loam, 2 to 9 percent slopes	48.1	15.39	2e
ZbA	Zamora clay loam, 0 to 2 percent slopes	6.6	2.1	1
Totals		312.4	100%	2.09

SAN YSIDRO VINEYARD



SAN FELIPE VINEYARD

This tract is located about 6 miles east of the San Ysidro Vineyard, adjacent to Pacheco Creek. The northern block contains newer Chardonnay plantings that just began mature production, while the southern block is a mix of older Pinot Noir and Chardonnay plantings with strong historical yields.



SAN FELIPE VINEYARD

LOCATION

210 Walnut Avenue, Hollister, California 95023

AVA REGIONS & SUBREGIONS

Central Coast AVA

- ↳ San Francisco Bay AVA
- ↳ Santa Clara Valley AVA
- ↳ Pacheco Pass AVA

PARCEL SUMMARY

The following parcel information is sourced from the Santa Clara County Interactive Property Assessment online GIS tool.

APN	ACRES	ZONING
898-22-026	33.99	AR-sr
898-22-027	151.83	AR-sr
Total	185.82	

ACCESS & TRAFFIC

Excellent access from Walnut Avenue, which has a dedicated turn lane on to and off of Pacheco Pass Highway (32,500 Average Annual Daily Trips per CalTrans). Regional access is also excellent with an aerial distance of about 8 miles to Hollister and 37 miles to San Jose.

ZONING & LAND USE

AR-sr (Agricultural Ranchlands) zoning permits an array of agricultural uses, including vineyard, row crop, and winery uses. Small-scale wineries are permitted by right, while medium- and large-scale wineries require a Special Permit and Use Permit, respectively. See County Zoning Ordinance for more information: [Click Here](#)



PROPERTY TAXES

\$52,876 For 2020/2021. Not in the Williamson Act.

IMPROVEMENTS

Three habitable homes, storage shed, and barn.



PROPERTY DETAILS

SAN FELIPE VINEYARD



BLOCK SUMMARY

This vineyard is planted on disease resistant rootstock as summarized below.

SAN FELIPE VINEYARD							
Block	Variety	Clone	Rootstock	Year	Spacing	Vines / Acre	Acres
A	Pinot Noir	181	101-14	2000	6 x 7	1,037	21.28
B	Chardonnay	96	101-14	2000	6 x 7	1,037	10.09
C	Chardonnay	17 Robert Young	3309	2000	6 x 7	1,037	32.26
D	Pinot Noir	677	101-14	2000	6 x 7	1,037	25.45
E	Pinot Noir	08	110-R	2000	6 x 7	1,037	22.96
F	Pinot Noir	3309	110-R	2000	6 x 7	1,037	10.11
G	Chardonnay	17 Robert Young	1103P	2015	5 x 7	1,245	23.48
Total							145.63

PRODUCTION & SALES

Pinot Noir yields range from 5 to 8+ tons per acre and Chardonnay yields are slightly higher. The vineyard is entirely mechanically harvested. All grapes are currently under contract. The contracts for the Pinot Noir blocks (A, D, E, and F) expire in 2021, while the Chardonnay blocks (B, C, and G) expire in 2022. Actual production records and contract information are available with a signed NDA.

PLANTABLE LAND

None.

WATER SOURCE

Irrigation water is provided by two on-site groundwater wells with a total combined pump rate of approximately 435± GPM. One domestic well serves the improvements.

IRRIGATION SYSTEM

The primary well has four sand media filters and the secondary well is interconnected to this filter system. Water is distributed throughout the property via a network of PVC mainlines 6 and 8 inches with 4 inch PVC sub-mains. The vineyards are fully irrigated by drip lines with one 0.5 GPH emitter per vine.

SGMA DETAILS

Located in the Gilroy-Hollister Valley – North San Benito (3-003.05) SGMA Basin, which is a medium priority basin that **is not** critically overdrafted.

According to a representative of this groundwater basin, the aquifer has been managed successfully for many years. The basin's GSP is reportedly on schedule for on-time adoption in early 2022. The San Felipe Vineyard tract's unique location within the bounds of Santa Clara County but in a basin that is over 90 percent in San Benito County (over which San Benito County Water District has jurisdiction) means that Santa Clara County's Valley Water will monitor groundwater usage and manage the subject area's adherence to the applicable GSP.

CLIMATE

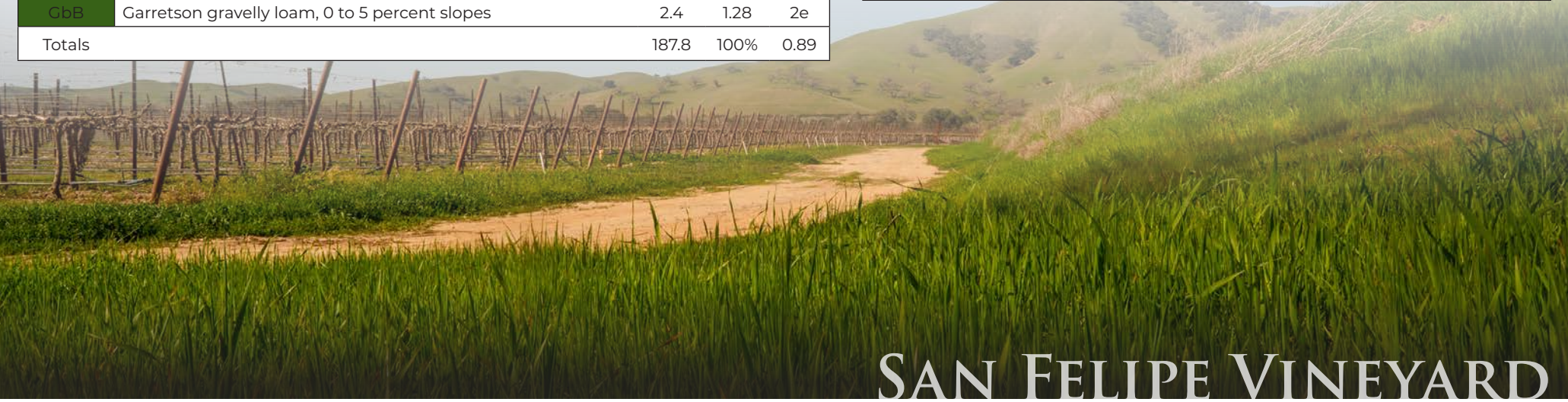
Average annual rainfall is about 16 inches (per Santa Clara County) and there are approximately 260 sunny days per year.

SOILS

The San Felipe Vineyard has predominantly loam soils, approximately 85% of which are Class I capability class when irrigated.



Soil Code	Soil Description	Acres	%	CAP
YaA	Yolo loam, 0 to 7 percent slopes, MLRA 14	152.5	81.18	1
SnAsb	Sorrento silt loam, 0 to 2 percent slopes, MLRA 14	5.9	3.15	1
Rg	Riverwash	26.3	14.02	-
LoF	Los Osos clay loam, 30 to 50 percent slopes, MLRA 15	0.7	0.37	6e
GbB	Garretson gravelly loam, 0 to 5 percent slopes	2.4	1.28	2e
Totals		187.8	100%	0.89



SAN FELIPE VINEYARD

MARKET OVERVIEW

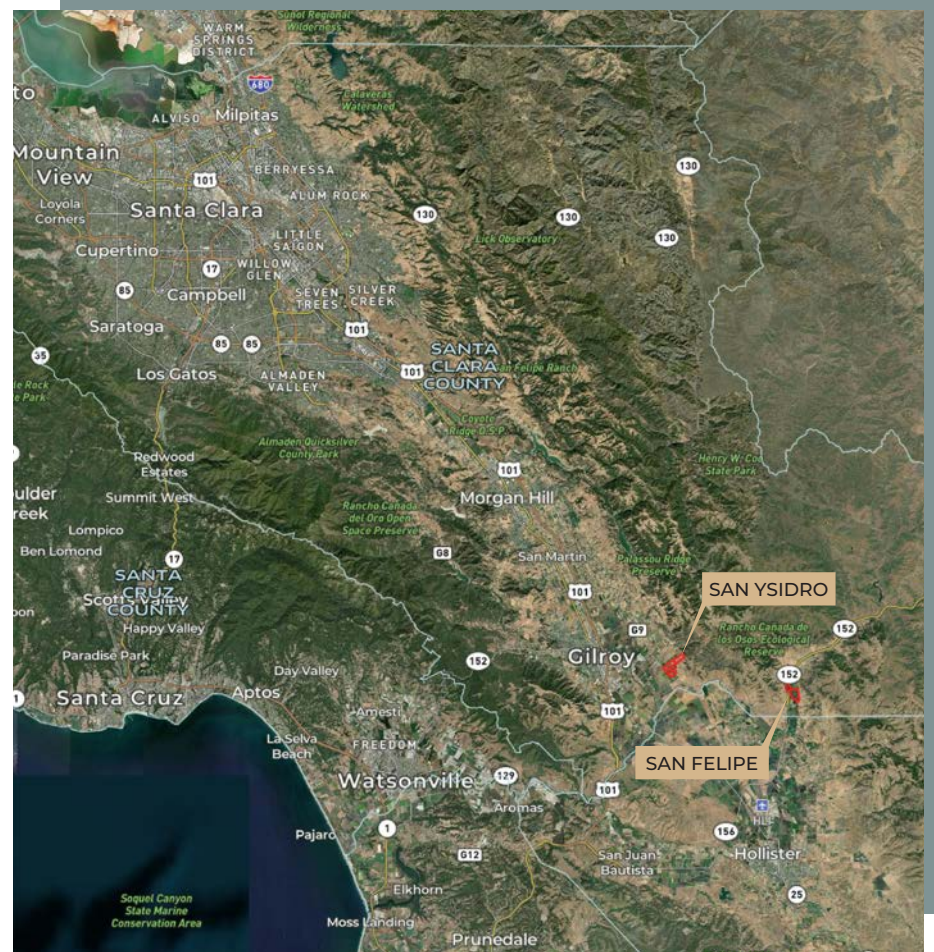
SANTA CLARA COUNTY BACKGROUND

Santa Clara County celebrates a rich history. It was one of the original counties at California's statehood and its seat, San Jose, was the state's first capital. The county has always had success adapting to changing economic times and, in the past, it experienced economic surges from the gold rush, an oil boom, and its extensive agricultural industry. It was previously a leading producer of wine, canned and dried fruits, flower and vegetable seeds, stonefruit, and other farm commodities.

Today, home to a population of around 2 million, Santa Clara County is best known as the home of Silicon Valley, the epicenter of America's high-tech industry. Because of the huge economic impact of the tech industry, Santa Clara County ranks as the most affluent county in the western United States and its GDP-per-capita surpasses that of nearly every other economic center across the world.

AGRICULTURE IN SANTA CLARA COUNTY

While urbanization around San Jose has displaced agricultural uses in the county's northern end, farming is a highly productive use in the southern part of the Santa Clara Valley. The Valley is dominated by vegetable production; however, wine grapes are a top crop, ranking as the fifth most valuable crop in 2019 (most recent data).



AVA DETAILS

The subject tracts are situated within the bounds of several overlapping American Viticultural Areas (AVA) as a result of the unique intersection of soils, topographical, and climatic characteristics making the location well suited to wine grape production. The adjacent table summarizes all of the subject's AVAs and those that most aptly describe the tracts are further discussed below.

	SUBJECT TRACT		AVA STATISTICS (ESTIMATED)				
AVA	San Ysidro	San Felipe	Est.	Gross Acres	Vineyard Acres	Vineyards	Wineries
Central Coast	Yes	Yes	1985	6,255,838	101,087	640	122
San Francisco Bay	Yes	Yes	1999	1,566,713	4,213	75	30
Santa Clara Valley	Yes	Yes	1989	317,377	1,442	21	15
Pacheco Pass	No	Yes	1984	2,712	146	1	0
San Ysidro District	Yes	No	1990	2,507	486	2	1

SANTA CLARA VALLEY AVA

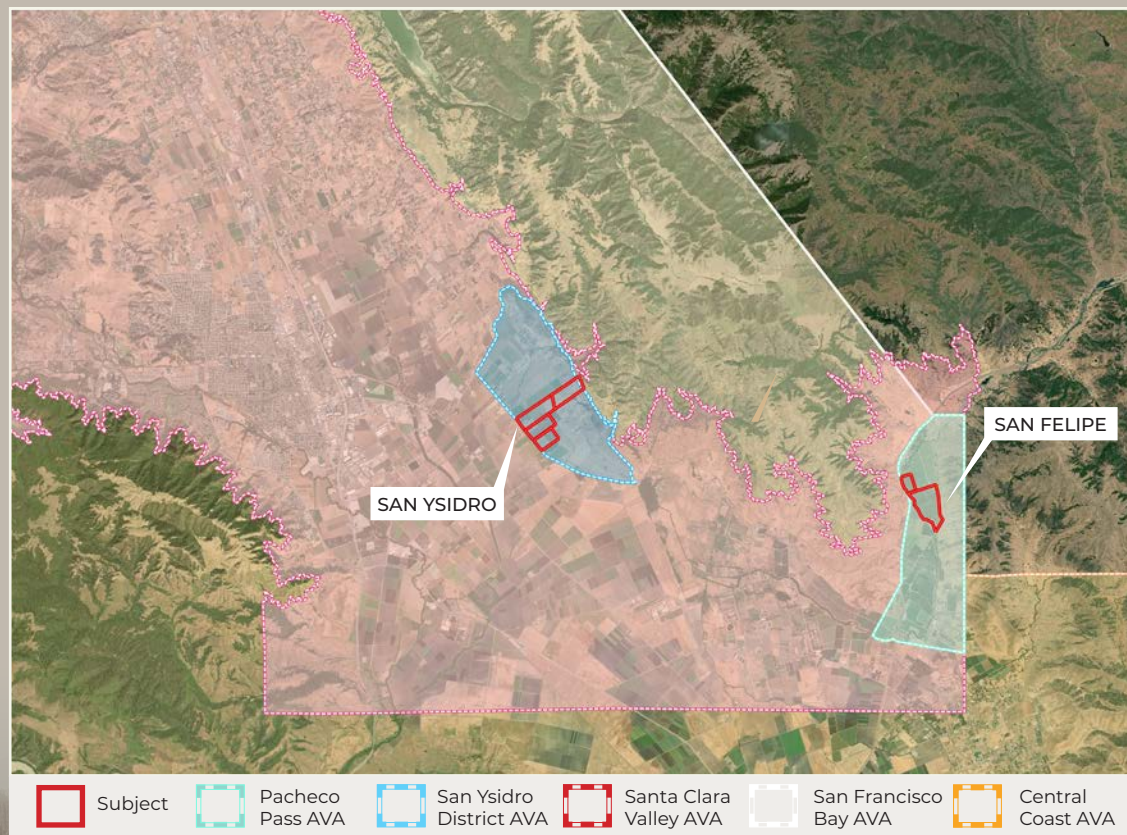
Early settlers to the Santa Clara Valley first planted vineyards for sacramental wines in the late 1700s, many years prior to California's statehood in 1850 when the Valley's winemaking began to flourish. The Valley extends south from the foot of the San Francisco Bay and lies between the Santa Cruz Mountains to the west and Diablo Range to the east. This AVA is generally characterized by favorable growing conditions provided by rich soils and an excellent climate.

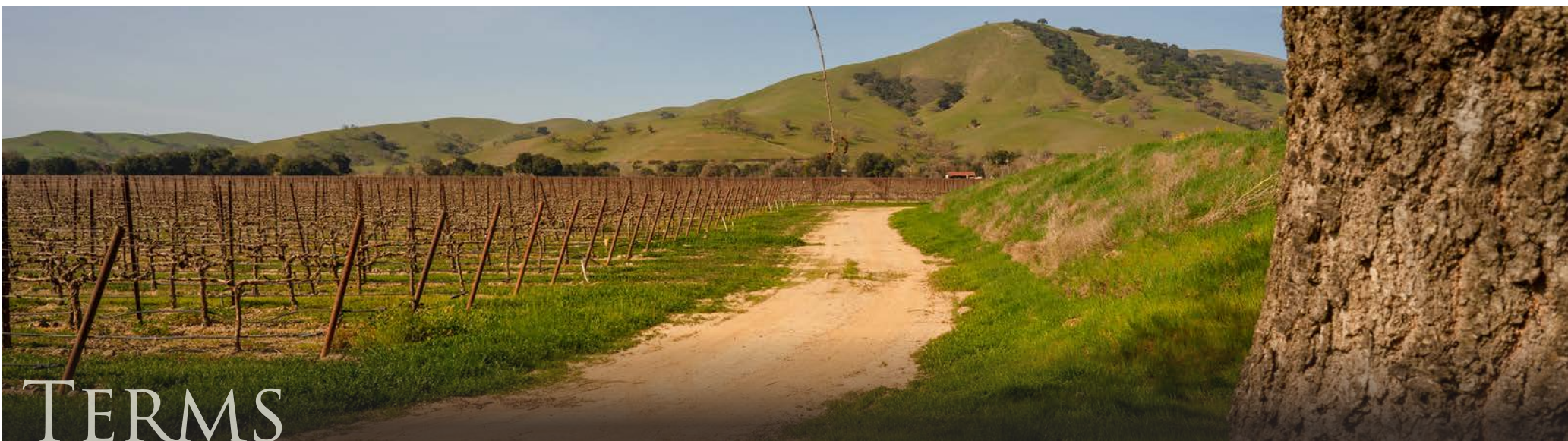
SAN YSIDRO DISTRICT AVA

This AVA is situated on the eastern edge of the Santa Clara Valley and lower slopes of the Diablo Range. San Ysidro Creek runs through the area and the AVA is in the upper watershed of the Pajaro River, which provides a cooling maritime climatic influence. The lower slopes comprise loamy soils while the foothills consist of clay loams and other complexes.

PACHECO PASS AVA

This small AVA has been home to vineyards and wineries since Francisco Pacheco's first plantings in the 1800s. Growing seasons are typified by excellent temperatures with warm days and nights cooled by coastal breezes. This small AVA valley is surrounded by hills reaching over 1,000 feet above sea level and it largely consists of deep alluvial loam soils sitting at an elevation of roughly 200 to 300 feet.





PRICE

\$15,950,000 plus reimbursement of cultural costs for 2021 crop should closing occur prior to harvest.

MACHINERY AND EQUIPMENT

Available separately. M&E inventory available with signed NDA.

AVAILABLE WITH NDA

The following documents are available with a signed NDA:

- Vineyard Yields
- Grape Contracts
- Irrigation System Diagram
- Well Efficiency Reports
- Vineyard Studies

SITE VISITS

By appointment only. **Do NOT enter property.**

OFFER OVERVIEW

Owner will not review or respond to any offers prior to April 23, 2021. Offers will be presented to Owner on that date and will continue to be presented until a Purchase & Sale Agreement is executed.



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