



NEW VINEYARD CHECKLIST

SITE CONSULTATION

- Review site and give recommendations.
- Review legal description and mapping of property lines. If incomplete, may require services of licensed surveyor.
- Review property appraisal. If none exists, consider a full property appraisal by a licensed appraiser.
- Review applicable land clearing costs.
- Review available PG&E power.
- Access relationships/impact with neighboring properties.
- Utilize orth-topographical maps to digitize plantable acreage. If no orth-topographical maps exist, they should be prepared by a licensed surveyor so that the plantable land can be calculated through digitizing. In addition to helping the buyer better understand the appraisal value of the property, the map is required for VESCO compliance as well as for drainage design, etc.
- Monitor weather patterns. Maximum and minimum temperatures should be monitored to determine frost protection needs.

- Calculate degree days (number of days within specific temperature ranges) to determine which varieties are appropriate to the site.

WATER SYSTEMS REVIEW

- Review existing well reports including agriculture suitability report and bacteriological test. For accurate assessment of production, well should be tested in late summer. If none exists, will require test by reputable well company.
- Inspect drip system.
- Inspect frost control system.

PEST CONTROL PROTOCOLS

- Review deer fencing.
- Review pesticide protocol.

GRAPE MARKETABILITY ASSESSMENT

- Review existing grape contracts and pricing mechanism. If none exists, Redwood Empire Vineyard Management will review and evaluate the marketability of the vineyard.