

# Exhibit C



*Experience is the difference*

## **Santa Rosa Office**

3501 Industrial Drive, Suite A  
Santa Rosa, CA 95403  
707-544-1072

## **Napa Office**

1041 Jefferson St, Suite 4  
Napa, CA 94559  
707-252-8105

April 30, 2025

James Keller  
Jfkeller33@icloud.com

Landslide Hazard Evaluation  
Keller Yountville Vineyard  
275 Long Ranch Road  
APN 032-030-070  
Saint Helena, California

Project Number: 6964.002.09.2

The purpose of this letter is to provide geologic information regarding the planned vineyard development at 275 Long Ranch Road in St. Helena, California. This letter is being prepared with the intent to comply with Napa County Code Section 18.108.027 (F). Our site reconnaissance was based on a planset titled "Keller Yountville Vineyard LLC, Vineyard Development Erosion Control Plan" (ECP) by Applied Civil Engineering, dated March 14, 2025.

Our geologic publication research included reviewing the following information:

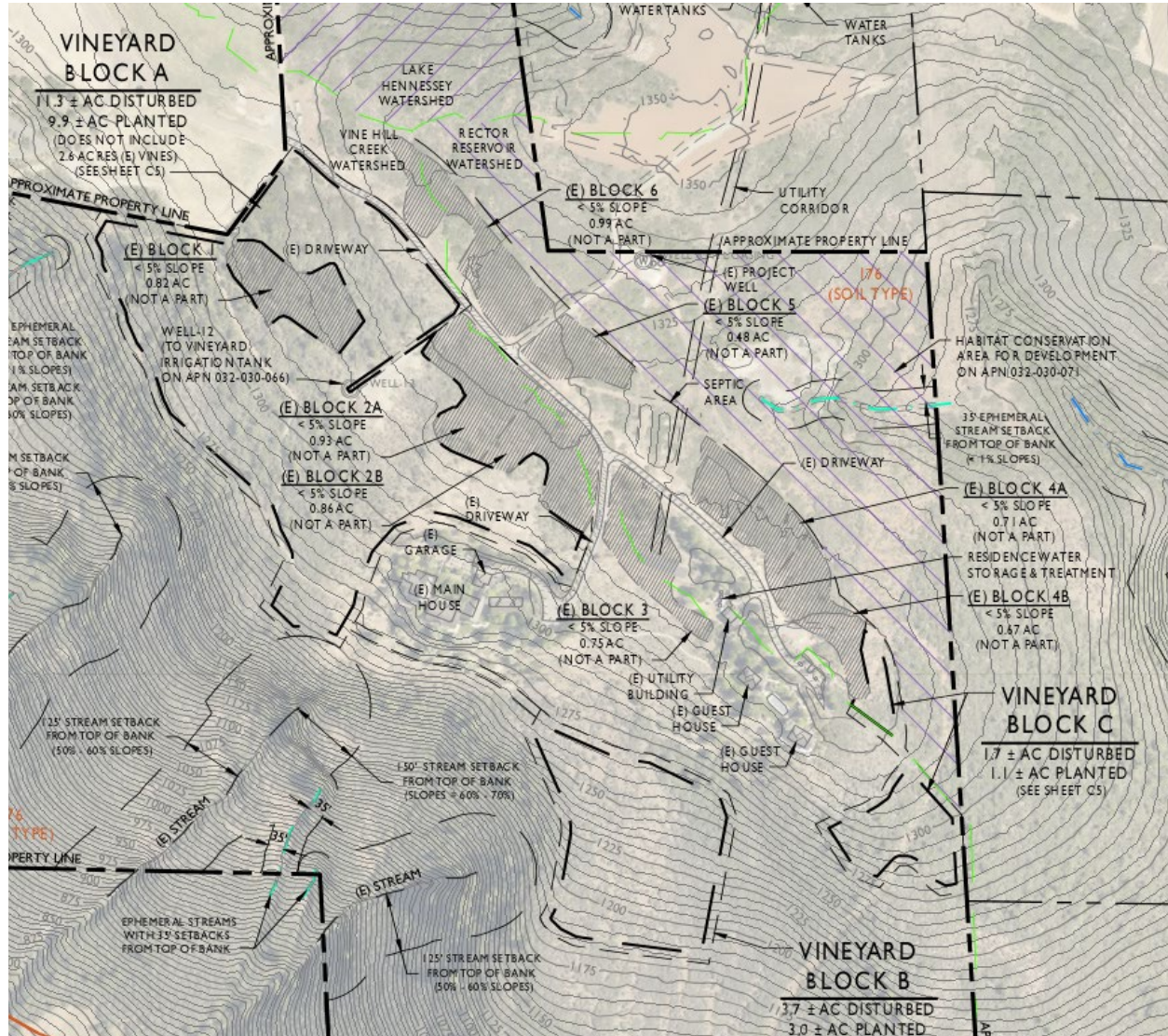
Clahan, K.B., Wagner, D.L., Bezore, S.P., Sowers, J.M., and Witter, R.C., 2005, Geologic Map of the Rutherford 7.5-minute quadrangle, Sonoma and Napa counties, California : A digital database, California Geological Survey, Preliminary Geologic Maps PGM-05-01, 1 :24,000

Dwyer, M.J., Noguchi, N., and O'Rourke, J., 1976, Reconnaissance Photo-Interpretation Map of Landslides in 24 Selected 7.5-Minute Quadrangles in Lake, Napa, Solano, and Sonoma Counties, California: U.S. Geological Survey OFR 76-74, 25 Plates, Scale 1:24,000.

National Center for Airborne Laser Mapping (NCALM), 2003, LiDAR, Napa Watershed, California, [Opentopo.sdsc.edu](http://Opentopo.sdsc.edu).

Natural Resources Conservation Service, United States Department of Agriculture, accessed February 2025. Web Soil Survey, available online at <http://websoilsurvey.nrcs.usda.gov/>.

The locations of the planned vineyard blocks are presented below. Table following the vineyard block locations indicates the soil types and depth of materials. This information was collected from the NRCS Web Soil Survey listed above.



Engineering Properties—Napa County, California														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth in	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
							L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	
176—Rock outcrop-Hambright complex, 50 to 75 percent slopes														
Rock outcrop	60		0-10	Unweathered bedrock	—	—	—	—	—	—	—	—	—	
Hambright	30	D	0-12	Very stony loam	CL-ML, CL	A-4, A-6	0-0-0	50-63-75	90-95-100	85-93-100	75-85-95	55-73-90	15-23-30	5-10-15
			12-22	Unweathered bedrock	—	—	0-0-0	—	—	—	—	—	—	

On April 29, 2025, we performed a geologic reconnaissance of the site and vicinity. We observed the areas within and surrounding the planned vineyard blocks and various access roads. We paid particular interest to drainages and steeper sloping areas. We observed bedrock outcrops throughout the planned vineyard development.

Based on our geologic review and reconnaissance, we judge that it is geologically feasible to plant the subject vineyard slopes as planned. We did not identify any large-scale slope instabilities within the vineyard blocks during our publication review and did not observe any slope failures or landslides at the project site during our reconnaissance.

We judge the risk of global slope instability, both currently and after vineyard development, to be low. As such, erosion of the site surface soils should be considered the primary slope condition of concern. If erosion control measures are installed and maintained in accordance with County of Napa Regulations, we judge the risk of erosional failure at the site to be low.

The design of the rock benches and outslomed vineyard avenues detailed on sheet C6 of the ECP are appropriate from a geologic and geotechnical perspective. They should be keyed into firm soil or competent bedrock at least 24-inches below adjacent grade (as indicated on the ECP).

We trust this provides the information you require at this time. If you have questions please contact the undersign.

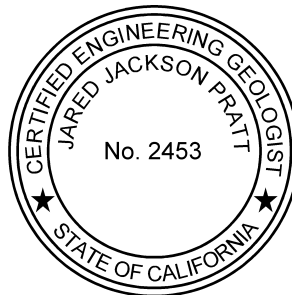
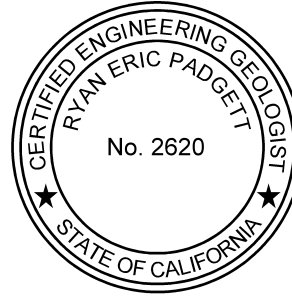
Very truly yours,  
RGH Consultants



Ryan E. Padgett  
Senior Engineering Geologist  
Senior Civil Engineer  
Project Manager



Jared J. Pratt  
Principal Engineering Geologist



cc: Applied Civil Engineering  
Attn: Mike Muelrath  
mike@appliedcivil.com  
Attn: Jennefer Keller  
jennefer@appliedcivil.com  
Attn: Savannah Johnson  
savannah@appliedcivil.com

REP:JJP:rep:nvd