

Exhibit D



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

November 8, 2024

PPI Engineering
Attention: Sam Lowthorp
SLowthorp@PPIEngineering.com

Landslide Hazard Evaluation
Wappo Hill Vineyard Block 1A
APN 039-040-050
Napa, California

Project Number: 7542.012.09.2

The purpose of this letter is to provide geologic information regarding the planned vineyard development at APN 039-040-050 in Napa, California. This letter is being prepared with the intent to comply with Napa County Code Section 18.108.027 (F).

Our geologic publication research included reviewing the following information:

Bezore, S.P., Clahan, K.B., Sowers, J.M., and Witter, R.C., 2005, Geologic Map of the Yountville 7.5' Quadrangle, Napa County, California: A Digital Database, California Geological Survey

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).

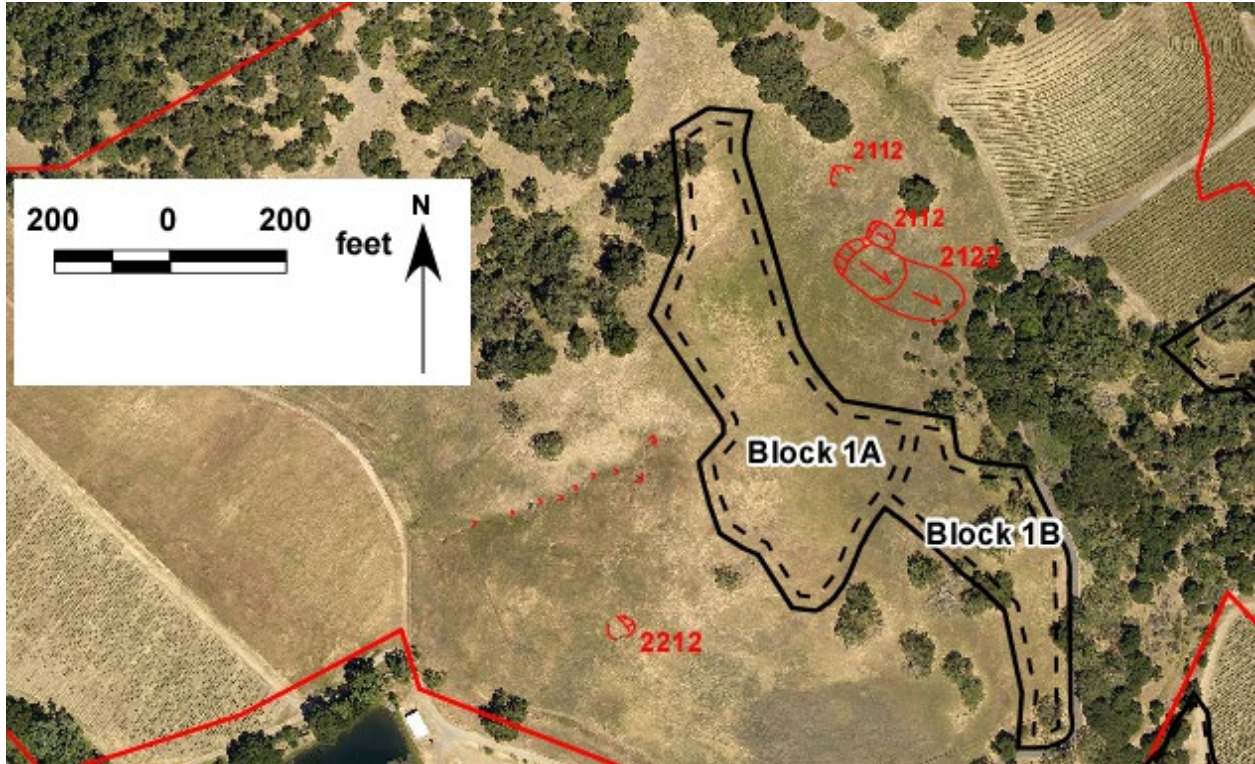
Natural Resources Conservation Service, United States Department of Agriculture, accessed November 2024. Web Soil Survey, available online at <http://websoilsurvey.nrcs.usda.gov/>.

Based on our geologic review we compiled the image and table below indicating 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	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
179—Sobrante loam, 30 to 50 percent slopes														
Sobrante	85	C	0-6	Loam	ML	A-4	0- 0- 0	0- 0- 0	95-98-100	75-83-90	70-78-85	55-63-70	23-32-41	6-11-17
			6-30	Loam, clay loam, silty clay loam	CL	A-6	0- 0- 0	0- 3- 5	95-98-100	75-83-90	70-80-90	55-68-80	35-40-46	17-21-25
			30-40	Bedrock	—	—	0- 0- 0	—	—	—	—	—	—	—

On November 4, 2024, we performed a geologic reconnaissance of the site and vicinity. We observed the areas within and surrounding the planned vineyard block and various access roads. We paid particular interest to drainages and steeper sloping areas. A reconnaissance map presenting the surficial features we observed are presented below. Our landslide identification nomenclature is presented following the reconnaissance map.



Landslide Identification Nomenclature *		
Type of Landslide Movement		
1	Rotational (Earth Slump)	Movement due to forces that cause a turning moment about a point above the center of gravity of the unit.
2	Translational	Movement predominantly along more or less planar or gently undulatory surfaces.
3	Debris Flow	Rapid movement (50 to 80 kph) within displaced mass such that the form taken by moving material or the apparent distribution of velocities and displacements resemble those of viscous fluids.
4	Earth Flow	Downslope viscous flow of fine grained materials that have been saturated and moves under the pull of gravity. Typically slow moving (a few meters per day or less).
5	Debris Slide	Unconsolidated rock and soil moved downslope along a relatively shallow failure plane
6	Rock Fall	Fragments of rock detached by toppling or falling that falls along a vertical or sub-vertical cliff.
C	Many landslides consist of one or more type of movement. The listed type of movement is modified with a "C" to indicate a Complex of landslides.	
Certainty of Landslide Identification		
1	Definite	
2	Probable	
3	Questionable	
Estimated Thickness of Landslide Deposits		
1	Less than 5 feet	
2	5 to 20 feet	
3	20 to 50 feet	
4	Greater than 50 feet	
State of Landslide Activity		
1	Recently Active	Currently moving or estimated movement within recent years.
2	Dormant	Marginally stable with mature and subdued expression of the landslide. Mostly re-vegetated.
3	Ancient	Most landslide features are eroded. Heavily vegetated.
<small>* The landslide identification mapping is designed for planning purposes only and should not be used in lieu of a detailed site specific investigation. Our mapping should be considered preliminary and for feasibility and planning purposes only. A subsurface study may reveal conditions different from those inferred by surface observations and data review only. Such subsurface study may warrant a revision to our preliminary mapping.</small>		

The landslides we observed were estimated to be translational, definite to probable certainty of identification, less than 5 feet thick to between 5 and 20 feet thick and dormant. The landslides identified to the northeast of the vineyard block extend to within about 100 feet of the planned vineyard Block 1A. A probable landslide to the southwest of the vineyard block extends to within about 230 feet of the planned vineyard Block 1A. These landslides are located along the relatively steep flanks of the gently sloping ridgetop that is planned for planting.

Based on our geologic review and reconnaissance, we judge that it is geologically feasible to grade and 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 within the vineyard block during our reconnaissance. We did observe dormant landslides along the flanks of the ridge that is planned for planting. Provided vineyard grading does not increase surface water flow paths toward these landslides, we judge that the vineyard grading does not increase the risk of reactivation of these landslides.

Provided site grading does not increase flow paths toward the mapped landslides flanking the planned vineyard, 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.

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
Project Manager



cc: PPI Engineering
Attn: Matt Bueno
MBueno@PPIEngineering.com
Attn: Jim Bushey
JBushey@PPIEngineering.com



Jared J. Pratt
Principal Engineering Geologist



REP:JJP:rep:brw
Electronically Submitted