

Exhibit F-2

Gilpin Geosciences, Inc
Earthquake & Engineering Geology

February 23, 2018
91604.01

Drew Aspegren
Napa Valley Vineyard Engineering, Inc.
176 Main Street
St Helena, California 94574

Subject: Response to County Comments
Engineering Geological Evaluation
Laird Family Vineyards - Jamieson Vineyard
APN 057-140-016, 015, 014, 013, and 002
200 Kirkland Ranch Road
American Canyon, California

Dear Mr. Aspegren:

We are pleased to present our response to the Napa County Planning, Building and Environmental Service comments regarding our 14 August 2017 report "Engineering Geological Evaluation Laird Family Vineyards - Jamieson Vineyard".

The County provided comments regarding the biological and geotechnical aspects of the project in their letter with the subject: "Laird Family Vineyards, Jamieson Vineyard Conversion Agricultural Erosion Control Plan File # P17-00276-ECPA 200 Kirkland Ranch Road: APN 057-140-016 et al", dated 20 October 2017. The geotechnical-related comment from page 4 of the County letter and our response to the comment are presented below:

Comment

i. A discussion of the effects on slope stability due to the proposed ECPA related to increased infiltration due to proposed ripping depths. The addendum/update should also provide ground preparation recommendations and minimum buffers to maintain slope stability within and adjacent to these areas. Traditionally minimum 50 foot buffers have been provided from unstable landforms in this area to protect slope stability and water quality.

Response

Maximum ripping depth of 36 inches is proposed in the ECP (NVVE, 2018). We believe this depth is appropriate for the site conditions. Ripping soils provides benefits for agricultural uses by increasing the precipitation runoff infiltration

and lowering the bulk density of the soil. Grazing by cattle can raise the bulk density (compaction) of soil by up to 17 % according to recent studies¹. The result of long term grazing on ranchlands is increased runoff that can cause elevated erosion of surface soils and localized slope failures by undermining. Ripping results in more uniform infiltration thus reducing surface erosion. Ripping combined with the surface drainage improvements proposed in this ECP will increase slope stability at the site by mitigating concentrated surface erosion that contributed to the localized slope failures we mapped.

Slope instabilities at the site are mostly limited to steep stream channel banks east of Block 20D and north of Block 17, and more gently inclined localized swales between Blocks 20E and 20F. The slope instabilities north of Blocks 16B and 20B appear to be older failures that occurred on a locally oversteepened slope and are presently not active. The stream channel instabilities appear active as the result of undermining by ongoing stream erosion and should be addressed by either providing a minimum of 50-foot setback from the top of the stream bank above the mapped slope failure, or a setback determined by creating a 2:1 (horizontal:vertical) imaginary line from the flowline to the existing grade at the top of the stream bank. The other slope instabilities do not show recent activity and, therefore, we conclude a 25-foot setback is adequate.

At the time of the vineyard development construction, we should flag the setback from the mapped landslides on the site.

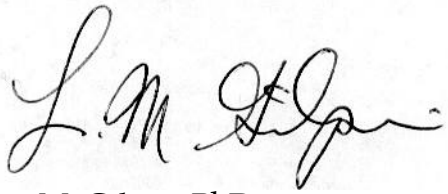
¹ (Report for obj2.task 6: Soil Ripping for Infiltration By: The Kestrel Design Group Inc, with Dr. William Hunt, PE, Ryan Winston, PE, Dwayne Stenlund – Minnesota Department of Transportation, Dr. John Gulliver, PE – University of Minnesota dated: July 31, 2013 weblink: https://stormwater.pca.state.mn.us/images/b/b5/Bioretenion_task_6_soil_ripping.docx)

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We trust that this provides you with the information you need. If you have any questions, please call.

Sincerely,

GILPIN GEOSCIENCES, INC.



Lou M. Gilpin, PhD
Engineering Geologist

ROCKRIDGE GEOTECHNICAL, INC.



Craig S. Shields
Geotechnical Engineer